

BOSTON  
P

NOVEMBER, 1973

# Boston Redevelopment Authority

City Hall  
Room 900, 1 City Hall Square  
Boston, Massachusetts 02201  
Telephone (617) 722-4300

Robert T. Kenney / Director

September 17, 1973

Mrs. Karen Seyfarth Falat, Director  
Bureau of Relocation  
Department of Community Affairs  
100 Cambridge Street  
Boston, Massachusetts 02202

Dear Mrs. Falat:

The Boston Redevelopment Authority is pleased to clarify certain portions of the Park Plaza Relocation Plan previously submitted.

All Relocation, both Family and Business, will be carried out by the Relocation Staffs of the Authority.

Site Occupants in Parcels A, B and C will be notified by letter immediately following final State approval. This notification will identify the Parcel in which the Occupant is located and the projected date that activity is expected to commence in that Parcel. In addition, each Site Occupant will receive a Relocation Guide which states the benefits available, the eligibility criteria, and all other pertinent information.

After approval, all Site Occupants will be resurveyed, as is customary, in order to provide the Authority with an updated evaluation of space utilization, location needs, and other particular needs. As an example of such needs, it became evident during the Department of Community Affairs' Hearings, that the music teachers at 162 Boylston Street require sound-proof practice rooms. The Authority will make every effort to find suitable relocation resources that will solve this problem, and others that may be encountered. In addition, the resurvey will afford the Relocation Staff the opportunity to answer questions of the Occupants, and to more fully explain the Project Staging, relocation benefits and eligibility criteria.

The definitive staging of this Project will be extremely helpful in allowing the Relocation Staff to focus the major part of their efforts on those Occupants in the priority Parcels. The staging is extremely helpful in Business Relocation, in that at any one time, only those businesses in one Parcel will be seeking relocation resources. In addition, it means that the other Parcels will remain active and viable areas.

Every effort will be made to accommodate those displaced Occupants who wish to locate in, and whose business will be compatible with, the new development. Federal Regulations, which the Authority will follow, allow those displaced by urban renewal or other public action to be given a priority in becoming tenants in such projects.

The Relocation Benefits to be provided to Relocates shall be the same as those provided in Federally-funded urban renewal projects. It is the responsibility of the Developer to advance and provide operating capital to the Authority for Business and Residential Relocation Costs prior to the execution of each development Parcel. Therefore, no displacement would occur until sufficient funds for Relocation Payments were available. The review, approval and payment of all Claims shall be the responsibility of the Authority.

Any Relocatee aggrieved by the Actions of the Authority shall have the right of appeal to the Director of the Authority, or his designee. The grievance procedures to be followed shall be the same as those existing in Federally-funded projects.

The following changes will be made in the Business Relocation Guide:

1. Page 5, PROPERTY LOSS CLAIMS

The second paragraph will be deleted and the following substituted in its place:

In order to establish a Property Loss Claim, you must complete a list of all the items involved. This list is to be prepared on a special Master List Form which will be provided by your Business Relocation Specialist. It should then be submitted, in order that an appraisal may be conducted which will establish the Continued Use Value of your personal property. In addition; one moving estimate must be obtained for the cost of removal, moving and reinstallation of your personal property items contained on the Master List Form. After making reasonable efforts to advertise, you are required to sell all items to the highest bidder and submit copies of bills of sale to attest to the bona fide nature of each transaction.

The remaining amount, if any, shall represent the value not recovered by the sale. The amount of the payment for actual direct loss of property is the lower of:

- (a) the value not recovered by the sale, or
- (b) the estimated moving expenses which would have been incurred had the personal property been moved.

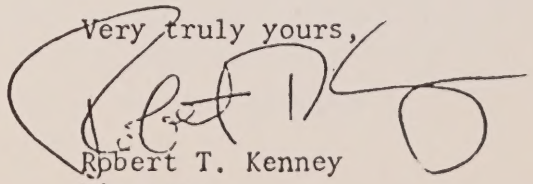
2. Page 5, PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES

Item 2 will be deleted and the following substituted in its place:

If the Authority determines that the business had average annual gross receipts of at least \$2,000; or had average annual net earnings of at least \$1,000; or contributed at least 33 1/3% of the average total annual income of the owner(s)

If there is any additional information which you require, please do not hesitate to contact me.

Very truly yours,

  
Robert T. Kenney  
Director

## TABLE OF CONTENTS

### Page 1

Relocation Plan As It Relates To Stages Of Project  
Notice To Site Occupants  
Resident Involvement In Development Of Plan  
Materials

### Page 2

Survey And Information Concerning Site Occupants  
1. Residents

### Page 3

Survey and Information Concerning Site Occupants (cont.)  
2. Commercial

Costs

### Page 4, 5

Resources Available  
1. Housing Resources

Standards for Relocation Housing

### Page 6, 7

Resources Available (cont.)  
2. Commercial Resources  
To Be Displaced  
Replacement Space

### Page 7, 8

Coordination With Other Relocation

Relocation Program  
Informational Letters (See Exhibits IIA and IIB)  
Property Management

### Page 9

Locating And Referring Housing Resources  
1. Publicly-assisted Units  
2. Standard Private Rental Units  
3. Sales Housing

### Page 10

Locating And Referring Commercial Facilities

## TABLE OF CONTENTS

### Page 11

Non-discrimination In Housing  
Referrals to Social Agencies  
Non-English Speaking Persons  
Temporary Relocation

### Page 12

New Address Unknown  
Eviction

### Page 13

Relocation Payments

### Page 14

Relocation Payment Eligibility  
Office Procedures  
Date of Displacement and Eligibility for Payment

### Page 15

Coordination with Other Displacement Programs  
Number of Site Occupants  
Relocation Committee

Exhibit IA	Director's Letter To Resident re Availability of Relocation Plan
Exhibit IB	Director's Letter to Business Owner re Availability of Relocation Plan
Exhibit IIA	Director's Letter To Resident - Informational Family Relocation Guide
Exhibit IIB	Director's Letter to Business Owner - Informational Business Relocation Guide
Chart A	Housing Requirements of Displaced Families and Individuals Housing Requirements of Displaced Joint Households - Unrelated Individuals
Chart B	Estimated Concurrent Displacement
Chart C	Housing Resources To Be Available Prior To Displacement Of Families and Individuals
Chart D	Commitments For Low And Moderate Income Replacement Housing
Chart E	Estimate Of Nonresidential Displacement
Chart F	Characteristics Of Business Concerns and Nonprofit Organizations To Be Displaced
Chart G	Estimate of Relocation Costs And Settlement Costs

## RELOCATION PLAN AS IT RELATES TO STAGES OF PROJECT

The following relates to Stage I, sometimes referred to as Parcels A, B, and C, of the Park Plaza Project. Since no acquisition of the Stage II Parcels, sometimes referred to as Parcels D and E, is presently contemplated, no specific reference has been made to the site occupants of Stage II.

The Authority's present intention as to displacement and relocation for Parcels D and E are contained in the Park Plaza Urban Renewal Plan document entitled "Financial and Relocation Data for Stage II." At such time as a developer is selected and acquisition is contemplated, further information will be prepared and submitted for approval to the City Council and the State.

It should be noted that most of the residential displacement will occur in Parcel C, which is the last portion of Stage I to be acquired, and thus will not occur for some time.

## NOTICE TO SITE OCCUPANTS

All site occupants, both residential and business, have been notified of the preparation and availability of this relocation plan for review, together with the relocation benefits for which they will be eligible if occupying such properties on the eligibility date. Copies of those notices are attached (Exhibits IA and IB), and evidence of receipt of those notices are available at the Authority.

## RESIDENT INVOLVEMENT IN DEVELOPMENT OF PLAN

The Park Plaza area is predominantly commercial, with a very small residential population and a high degree of turnover. The Authority has therefore worked closely in the past with the Back Bay Association, Inc. the Committee for the Central Business District, the Chamber of Commerce, and other groups. The Authority is currently meeting with a Citizens' Advisory Group on a variety of matters relating to the Urban Renewal Plan.

## MATERIALS

1. Project Area Maps have been submitted under separate cover.
2. All materials are being submitted in triplicate as required for urban renewal projects.
3. In the event of any major changes, amendments or additions to the plan, the Boston Redevelopment Authority shall follow the same procedures.

## SURVEY AND INFORMATION CONCERNING SITE OCCUPANTS

### 1. Residents

The relocation plan is based upon site occupant surveys which were first made during the summer of 1971 and twice updated - in March, 1972 and May, 1973, by trained Family Relocation staff members. This has been necessary because of a continuing high turnover rate in the area. Personal interviews were conducted with residents in most cases in their own units. In a small number of instances, residents either visited Authority offices or were interviewed later by telephone in response to notes or letters that a staff member had been unable to contact them at home.

There are twenty-six occupied residential units. The high degree of turnover in this area may be noted in that of the twenty-six households (occupied units) surveyed in March 1972, ten units were vacated and (and nine re-occupied) the composition of six others has changed to some degree, and nine remained the same.

The survey revealed four families, thirteen individuals living alone, and nine households of single individuals sharing an apartment. Occupations are varied, but professional people and students predominate. There is only one elderly resident; there is one family with children; no persons appear to belong to a minority group. There is one owner-occupant.

The average rent reported (22 units) was \$182. Sixty-two percent of the households have resided there less than two years. The median size unit is 3 rooms (normally a 1-bedroom apartment). The average income for one-third of the households was in excess of \$11,000; necessarily omitted here are data for those who refused to provide such information, units for which information could not be obtained for all members of a household, and units entirely occupied by students pursuing professional degrees whose income tended to be irregular.

One or two households may be eligible for publicly-assisted housing; two are apparently eligible for and interested in moderate-income housing in the general area; and one would be interested in sales housing. With regard to area preference, some residents expressed a desire to remain Downtown, mentioning the Beacon Hill, Back Bay and Bay Village areas; several indicated that they may leave the area; other households were generally uncertain of their preferences at this time, which is some years in advance of the time when they would be required to move.

## 2. Commercial

The Business Relocation Plan is based on site occupant surveys conducted in the Fall of 1971, immediately prior to the Boston City Council Hearings. These surveys were conducted by Business Relocation Specialists.

Over 70% (seventy percent) of the interviews were conducted with the business owner or his representative. Approximately 15% (fifteen percent) of the businesses either refused interviews or were not available. In the remaining cases, the owners of the property requested that their tenants not be interviewed, although in some cases, the landlord volunteered most of the pertinent information regarding the tenants.

The Authority has undertaken an extensive analysis of certain types of institutions or particular business concerns or institutions which may encounter difficulty when required to be relocated.

Stage I of the Park Plaza Project includes twenty-four (24) businesses which hold some type of liquor license, including restaurants, longes, and package stores. Some of these enterprises will no doubt have difficulty in transferring a license to another location. The City of Boston plans to file legislation for a new liquor license retirement bill giving cash payments to licensees who may wish to retire their license.

The bus terminal now located in the Park Square area could experience difficulty with relocation except that the Authority is making every effort to assist the corporation to relocate in the South Station Project Area. The Authority has a home rule bill before the City Council to allow the City to make a site in the South Station area available as a temporary location for bus companies. In addition, it would be possible to use part of the South Station land, owned by the Authority, until such time as the new Transportation Center is constructed. This area should prove to be an excellent one for the terminal because of proximity to major highway access and to patrons because it is easily reached by subway, taxi or walking within the downtown area.

The Seamen's Friends Union is a hotel for visiting foreign seamen. The Union, which is a church-affiliated organization, owns its present building. The Authority is presently endeavoring to find suitably-sized buildings which are or have been hotels. In addition, it is planned to locate buildings which could be converted to this type of operation

There are only 4 music-related businesses remaining in the Park Plaza Area. While 2 have indicated their intention to relocate outside the City, it is hoped that they may choose to relocate as an industry.

The Fenway Area may be advantageous because of Symphony Hall and the New England Conservatory of Music. The Back Bay Association would like the industry in their area and have offered their assistance in finding space at the suitable time.

There are a number of other enterprises whose services are not tied to a specific location since their clientele is not the casual "walk-in" type. Such enterprises will undoubtedly choose to remain in the general downtown area (Central Business District, Back Bay, Fenway) and will be assisted to do so. No significant difficulty or impact on their operations are anticipated, however.

## COSTS

Family Relocation Costs	\$ 124,820.00
Administrative Costs	6,384.00
Business Relocation Costs	3,500,000.00
Administrative Costs	<u>200,000.00</u>
Total Costs	\$ 3,831,204.00

## RESOURCES AVAILABLE

### 1. Housing Resources

1970 Census data reveals that there are 15,622 renter-occupied units in the Back Bay-Beacon Hill sections of Boston, with a total of 1,152 vacant, or a 7.4% vacancy rate.

Although the 1970 Census data did not provide information on structural conditions, it did provide information on the number of units lacking one or more plumbing facilities, and the number lacking direct access. On this basis, a standard vacancy rate of 6.3% was established. Even though this rate omits information on structural conditions, the data nevertheless establishes a large supply of standard vacant units. A sampling of newspaper and realtors' listings conforms to the ample turnover indicated in the United States Census of 1970.

In the Boston Sunday Globe of April 29, 1973, there were more than 190 apartments listed in the Beacon Hill-Back Bay-Downtown areas of Boston, including 51 studios, 79 one-bedroom units, 55 two-bedroom units and 7 three-bedroom units. The median rental rates were as follows:

Studio	\$150.00
1-bedroom	190.00
2-bedroom	243.00
3-bedroom	270.00

Listings available from reputable realtors in the Beacon Hill area further confirm a substantial supply of apartments of appropriate size, with a significant number not notably higher than rents currently being paid by site tenants. No attempt was made to inspect these units since the numbers were large enough to insure a substantial number in standard condition, the majority were listed through reputable area realtors, and the majority of site residents reside in Parcel C and would not have to move for some time.

For the one elderly and two other households likely to prefer moderate-income housing, there will be an adequate supply of new construction, or turnover, in the Fenway, South Cove, and West End Urban Renewal Project areas.

### Standards for Relocation Housing

Any housing unit to be referred to a family or individual will meet all criteria specified in Article II of the State Sanitary Code, "Minimum Standards of Fitness for Human Habitation". In addition, no unit located above the third floor in a building not serviced by an elevator will be referred to any family or individual. (If a household independently chooses such a unit in a standard building, they will not lose their eligibility for relocation payments, however).

In addition with Authority relocation policy, referrals will not be made to units:

1. In an area scheduled for acquisition by public action.
2. In such pattern as to foster segregation on the basis of race, creed or country of origin.

Housing referrals will be made:

1. In accordance with the cost area and other preferences of the individual household
2. Within reasonable computing distance of those facilities important to the individual household...including employment, community services, schools or other special needs
3. Only to units for which the gross rent does not exceed 25% of the family, individual or joint household's income

Relocation payments will not be considered as income in determining the financial ability of a family or individual to pay for rental housing.

## 2. Commercial Resources

To Be Displaced: 200,000 sq. ft. of Ground Space, and less than 500,000 sq. ft. of Upper Floor Space, phased over a period of years.

While it was not possible to obtain square footage information on 48 firms, the Authority estimates that space occupied by those tenants for which square footage was not given is as follows:

Ground	21,500 sq. ft.
Upper	11,900 sq. ft.
Mixed	69,700 sq. ft.

The Ground Floor Tenants presently are paying approximately \$3.50 to \$13.00 per square foot.

The Upper Floor Tenants presently are paying approximately \$2.00 to \$6.50 per square foot.

Replacement Space: Presently vacant or soon to be vacant:

Retail: 103 stores in the Downtown area with approximately 323,000 sq. ft.

Retail space rentals: \$3.00 to \$20.00 per sq. ft.

Office: The Ryan Elliot Real Estate Market Survey, Boston Office Edition of April 1, 1973, shows a total of 844,808 square feet of vacant office space in "C" type buildings. These are located in 4 areas; Government Center, the Financial District, Midtown and Back Bay. These 4 areas are within the following perimeter:

Boston Harbor, the Charles River, Massachusetts Ave., Columbus Ave., Massachusetts Turnpike Extension and the Fort Point Channel.

The Ryan-Elliot Survey considers that those office buildings from which tenants will be displaced in Parcels A, B and C are in type "C" category. As shown above, it is estimated that less than 500,000 sq. ft. of upper floor space would be displaced by the Park Plaza Project in Parcels A, B and C. This 500,000 sq. ft. of upper floor space includes not only office space but the miscellaneous space above the ground floor.

## New Space Under Construction or Rehabilitation:

Fenway Area: 6 bldgs. with 175,540 sq. ft. of retail ground floor space. Completion dates 2 bldgs. in 1973, 2 bldgs. in 1974, 1 bldg. in 1975 and 1 bldg. in 1976.

South Cove: 53,000 sq. ft. of retail space in buildings under construction.

Faneuil Hall: Rehabilitated Faneuil Hall Market buildings,  
Rentable area: 1st floor area . . . 53,500 sq. ft.  
Upper floor area . . . 226,200 sq. ft.  
Total 279,700 sq. ft.  
(This space could be available beginning in about one year and continuing over a two-year period until restoration is completed.)

Park Plaza: Parcel A is expected to provide the following retail space:  
New retail in A-1 . . . . . 25,000 sq. ft.  
New retail in A-2 . . . . . 500,000 sq. ft.  
Total 525,000 sq. ft.

It is not expected that the 525,000 square feet of retail space to be provided will be available in time for the present tenants in Parcel A-1 and A-2. Some may be available for the tenants in Parcel B, and it is expected that the majority will be available for businesses in Parcel C.

It has been estimated that approximately 30% of the businesses throughout the State take property losses, rather than move. It is expected that this percentage will increase because of the unlimited property loss payments of the New Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (PL 91-646). As a consequence, it is anticipated that substantially less space will be required for relocation from presently occupied buildings in the area to be acquired.

## COORDINATION WITH OTHER RELOCATION.

As the agency previously qualified by the Bureau and providing relocation services to all other public agencies causing displacement within the City of Boston, the Authority has coordinated the project Park Plaza displacement with all other projected displacement scheduled to occur during the period of activity for Stage I of the Park Plaza.

It is noteworthy that little other residential displacement is anticipated in the Downtown area during the period that the households in Stage I will be displaced. (The minimal remaining displacement in the adjacent South Cove Urban Renewal Project Area should have been completed before Park Plaza displacement in Parcel C begins. Also, area preferences for rehousing largely differ and thus would not result in competing needs in any event.)

## RELOCATION PROGRAM

### Informational Letter.

The attached relocation informational guides will be distributed shortly after Bureau approval of the relocation plan. (See Exhibits IIA and IIB)

### Property Management

Acquired occupied property will be maintained in habitable and sound condition. All basic services (including plumbing, heating and electrical systems) will be maintained at a safe and operating level until all occupants have in fact moved. Use and Occupancy Charges will be made and the Authority will provide heat, light and gas, unless otherwise provided by a Use and Occupancy Agreement.

1. Use and Occupancy Charges, including utilities to tenants in acquired multi-family properties will be no higher than such tenants were previously paying for rent and utilities, or 25% of gross family income, whichever is lower.
2. Use and Occupancy Charges to owner-occupants of residential property shall not be more than 25% of gross family income, or reasonable maintenance and tax charges, whichever is less. In setting Use and Occupancy Charges, the Authority will take into account, costs for heat, light and gas, in computing the gross rent to be charged, where the tenant makes such payments.
3. Use and Occupancy Charges to commercial tenants shall be no higher than rent paid before acquisition, except that rent may be increased to the cost of providing services rendered, plus taxes.
4. Each acquired property which is occupied will be covered by a Use and Occupancy Agreement which will include at least the following items:
  - a. Rent to be charged.
  - b. Starting date of tenancy.
  - c. Date on which rent payments will be due.
  - d. Date on which rent will begin to accrue.
  - e. Identification of utilities or other services to be furnished by either party.
  - f. Rights of tenants to pro rata refunds of advance rent payment in the event of a move out before the end of a rental period.
  - g. When applicable, the rights of parties as to fixtures.

5. The relocation agency will send a Use and Occupancy Agreement by registered mail, return receipt requested, in an effort to obtain a signed receipt from each site occupant confirming receipt of the Use and Occupancy agreement.

## LOCATING AND REFERRING HOUSING RESOURCES

Every family and individual will be given maximum assistance in relocating to housing which is in standard condition in a location which satisfies their preferences and is within 25% of their income. This will include assistance in obtaining publicly-assisted housing, standard private rental units, or the purchase of a home in accordance with the needs and desires of the individual household.

### 1. Publicly-assisted Units.

Families and individuals apparently eligible for, and preferring public housing units in family projects, housing for the elderly, or leased private units under Boston Housing Authority programs, will be assisted in applying for such housing and their applications will be followed through by Boston Redevelopment Authority liaison at the Housing Authority, until a satisfactory move has been completed.

Any apparently eligible family or individual who prefers an apartment under the Federal Rent Supplement Program will be assisted in completing such applications and in securing the necessary verification of income and any other documents required.

Certificates of Eligibility will be provided such applicants and Relocation Staff will follow through to ensure that eligible applicants may obtain such units.

### 2. Standard Private Rental Units

Referrals will be made only after inspection of units to ensure that they are standard and that they meet the size and locational preferences and financial capability of the family or individual. No unit above the third floor in a building lacking an elevator will be referred. Clients will be reminded at all times, that they should contact the Relocation staff in the event that they locate an apartment independently, in order that an inspection may be made to ensure that it is standard.

Relocation Staff will remain in contact with developers and/or managers of any Federally-assisted and moderate income housing development for which any displaced family or individual shall apply to ensure that such households may obtain priority consideration including families on site and those who have moved off site, but have not otherwise utilized a Certificate of Eligibility. No family or individual shall be required to move before at least three standard and suitable units have been referred to them.

### 3. Sales Housing

Any family or individual wishing to purchase a home will be assisted by an experienced Rehousing Staff member who, after discussion concerning their housing needs, preferences and financial capability,

FAMILY RELOCATION GUIDE

BOSTON REDEVELOPMENT AUTHORITY  
FAMILY RELOCATION DEPARTMENT

Boston City Hall  
Ninth Floor, Room 908  
Boston, Mass.  
Tel: 722-4300

Hours: 9:00 A.M. - 5:00 P.M.  
Monday - Friday

DEAR RESIDENT:

This booklet has been prepared by the Boston Redevelopment Authority so that you will have all the information you need about relocation readily at hand. I hope you will read it carefully.

As you may already know, you are either living in one of the properties to be acquired so that new houses, schools, streets, or other facilities may be built in your neighborhood, or you may be required to move because you are living in property that will be rehabilitated or that is undergoing code enforcement.

Naturally you are concerned about how soon you will be required to move, where your new home will be, how much it will cost, and how you will pay the cost of moving. Our relocation program is designed so that you will be inconvenienced as little as possible. We are prepared to assist you to find a new home that is suited to your needs and your income, and to reimburse you for many of the expenses involved. Please read Section 4 concerning relocation payments carefully.

In order to help you find new housing, we have established a Project Relocation Office close to where you are presently living. The address and telephone number are listed on the last page of this pamphlet. This office is open Monday through Friday, from 9:00 A.M. to 5:00 P.M., and members of the staff will also be available during evenings and Saturdays if you cannot arrange an appointment during regular office hours.

A member of our relocation staff will visit you to get acquainted and to obtain certain information that will enable us to help you. It is very important to keep the Relocation Office informed of your relocation plans in order that we may establish your eligibility for payments prior to moving. In all instances, if you have questions or begin to look for housing on your own, please call on us.

With your cooperation we can be of real assistance to you. We hope you will seek our help in order to get the most out of your move.

Sincerely yours,

Joan E. Smith, Director  
Family Relocation Department

## 1/WHO IS ELIGIBLE FOR RELOCATION BENEFITS?

If you reside in an URBAN RENEWAL AREA, you are eligible for all of the benefits outlined in this booklet, if:

- You reside in property acquired by the Boston Redevelopment Authority; or
- You must move because of extensive rehabilitation, or because of rehabilitation your rent increases by 10% and exceeds 25% of your income; or
- The house you are living in is substandard and has been placarded by the Housing Inspection Department for code enforcement.

(NOTE: If you have to move because of rehabilitation or code enforcement, be sure to bring your eviction notice to the relocation office to establish your eligibility.)

## 2/RELOCATION STANDARDS

Decent, Safe, and Sanitary Housing. Our relocation program must assure the availability of comparable, decent, safe, and sanitary housing, adequate in size to meet the needs of each family and individual being displaced.

In order for a house or apartment to be acceptable for relocation housing, it must be structurally sound, in good repair, and adequately maintained. In addition, dwellings offered for relocation must have:

- Safe and adequate cooking facilities.
- A kitchen sink in good working condition and properly connected to hot and cold water lines and sewer systems.
- A room, or rooms, which affords privacy to a person within it and which contains a flush toilet and lavatory basin, and a bathtub or shower in good working condition and properly connected to hot and cold water lines and sewer systems.
- Adequate rubbish storage and garbage disposal facilities.
- Adequate and properly connected water heating facilities.

- At least one window or skylight which faces directly outdoors and which can be easily opened for every habitable room.
- Adequate lighting and ventilation for every bathroom.
- Two safe, unobstructed means of egress leading to safe and open space at ground level.
- At least one bedroom for every two family members with the exception that three children of the same sex may share one bedroom (if it conforms to standards of Article II of the Massachusetts Sanitary Code).

Convenient Location. A dwelling unit offered for relocation must be located:

- So that the principal worker in the family can reach his place of employment within a reasonable time and at a reasonable commuting expense.
- In an area which meets the family's needs for public and commercial facilities.

Within Your Ability to Pay. No family or individual will be referred housing where costs (including rent, heat, utilities, trash collection, etc.) would exceed 25% of the monthly household income.

### 3/ HOUSING ALTERNATIVES

Private Rental Housing. Relocation staff will provide assistance in locating private rental dwellings that meet your specifications whenever possible in the area of your preference.

Sales Housing. Qualified relocation staff will provide assistance to prospective homeowners in obtaining mortgage financing, including assistance in the preparation and submission of purchase offers, obtaining credit reports, and verifying employment where this is necessary to affect the purchase, and making other arrangements with lending institutions to facilitate the obtaining of loans. Families and individuals who desire to become homeowners will be advised of their priority to purchase HUD-acquired properties. Downpayment assistance is provided through the Replacement Housing Payment.

Moderate Income Housing. As a displaced person you have priority consideration in applying for new or rehabilitated moderate-income housing. Currently, maximum income limitations for eligibility for housing constructed under FHA mortgage programs are as follows:

Maximum Income Limitations  
Moderate Income Housing

	<u>Sec. 221(d)(3)</u>	<u>Sec. 236</u>
1 Person	\$ 6,950	\$ 6,255
2 Persons	8,400	7,560
3 or 4 Persons	9,900	8,910
5 or 6 Persons	11,400	10,260
7 Persons or more	12,850	11,565

Publicly-Assisted Housing. Assistance is available to eligible persons in applying for public housing, leased housing, rent supplement housing, and housing for the elderly. Persons displaced by public action receive priority among applicants. Currently, maximum income limitations for eligibility are as follows (\$300 to be added for each minor child):

Maximum Income Limits  
Public Housing  
Federal Rent Supplement

	<u>B.H.A.</u>	<u>F.R.S.</u>		<u>B.H.A.</u>	<u>F.R.S.</u>
1 Person	\$6,000	\$5,000	6 Persons	\$7,920	\$6,600
2 Persons	6,480	5,400	7 Persons	8,280	6,900
3 Persons	6,840	5,700	8 Persons	8,520	7,100
4 Persons	7,200	6,000	9 Persons	8,760	7,300
5 Persons	7,560	6,300	10 Persons	8,880	7,400

11/RELOCATION PAYMENTS

Relocation payments will be made in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

There are three types of payments:

- Payments for Moving and Related Expenses
- Replacement Housing Payment for Homeowners.
- Replacement Housing Payment for Tenants and Certain Others.

## Description of Payments

### A. Payments for Moving and Related Expenses

1. Actual Reasonable Moving Expenses. A family or individual who elects to receive a relocation payment for actual reasonable moving expenses shall be paid the full amount of eligible costs, including expenditures for:
  - The cost of transporting persons or personal property from the project site to a replacement site (including transportation to storage). Transportation costs beyond the first 50 miles from the boundary of the political jurisdiction in which displacement occurs are not eligible except when the Authority determines that a move of a longer distance is justified.
  - Packing and crating personal property.
  - Obtaining estimates for moving expenses.
  - Storage of personal property for a period generally not to exceed six months when the Authority determines that storage is necessary.
  - Insurance premiums covering loss and damages of personal property while in storage or transit.
  - The disconnection and reconnection of household appliances.
  - Property lost, stolen or damaged (not caused through the fault or negligence of the displaced person, his agent, or employees) in the process of moving where insurance to cover such loss or damage is not available.
  - Ineligible expenditures include additional expenses incurred because of living in a new location, cost of moving real property in which the displaced person retained ownership, interest on loans to cover moving, personal injury, cost of preparing the claim for moving expenses, and modification of personal property to adapt it to the replacement dwelling.

- Payment of Claims. A claim for a payment for actual moving expenses, supported by a bill or other evidence of expenses incurred, must be submitted to the Authority within six months of the date of the displacement. By pre-arrangement between the Authority, the displaced person and the mover (evidenced in writing), the claimant or the mover may present an unpaid moving bill to the Authority for direct payment. The Authority has the obligation to assure that the mover has fulfilled all contractual arrangements prior to making the payment directly to the mover.

2. Fixed Payment and Dislocation Allowance. A family or individual who elects to receive a fixed payment in lieu of actual moving expenses shall be compensated as follows:

- In an amount not to exceed \$300, in accordance with the number of rooms of furniture to be moved. (With the approval of the Authority, an allowance for one additional room may be made in calculating the fixed payment to assist in moving articles stored in attics, cellars, or garages.)

Fixed Payment Schedule

1 Room	\$ 60	5 Rooms	\$225
2 Rooms	130	6 Rooms	250
3 Rooms	150	7 Rooms	275
4 Rooms	190	8 Rooms/more	300
(Families or individuals living in a furnished apartment and not owning furniture: \$25 for first room, \$15 for each additional room)			

- Plus a \$200 dislocation allowance.
- An advance dislocation payment may be made to a claimant who elects to receive a fixed payment if the Authority determines that a hardship exists (e.g., the claimant needs money for a security deposit on a replacement dwelling).
- If individuals (not a family) are joint occupants of a single-family dwelling, each eligible claimant is entitled to actual moving expenses. If the individuals elect to receive a fixed payment, and more than one claim is submitted, the amount of the fixed payment and the dislocation allowance must be prorated among the claimants.

B. Replacement Housing Payment for Homeowners

1. Purpose. To provide assistance to displaced owner-occupants to purchase and occupy comparable suitable standard replacement housing. The Replacement Housing Payment may be in an amount not to exceed a total of \$15,000, which may include a price differential payment, an interest payment, and an incidental expense payment.
2. Eligibility Requirements. A family or individual may be eligible for a Replacement Housing Payment if:
  - Displaced from a dwelling acquired for the project.
  - An owner-occupant of the acquired property for not less than 180 days prior to the initiation of negotiations for acquisition.
  - Purchases and occupies a standard replacement dwelling within one year after the date on which he receives the final payment from the Authority of all costs of the acquired dwelling; or the date on which he moves from the acquired dwelling, whichever is later.
3. Payment Components.
  - The Differential Payment is the amount, if any, which when added to the acquisition payment for the acquired dwelling equals the reasonable cost of a comparable replacement dwelling. The reasonable cost of a comparable replacement dwelling may be established by one of two methods:
    - (i) Schedule of Average Prices of Comparable Sales Housing in Locality, or at the option of the displacee.
    - (ii) A Comparative Method to determine the cost of comparable housing on a case-by-case basis through the use of the sales price of one or more dwellings which are representative of the acquired dwelling. The comparable dwelling may be selected by the Authority or by the displaced person, with the approval of the Authority.

In no case may the Differential Payment exceed the actual difference between the acquisition price and the cost of the purchased home.

- The Interest Payment is an amount to compensate the displaced homeowner for the present worth of any loss of favorable financing. The acquired dwelling must have been encumbered by a bona fide mortgage for not less than 180 days prior to the initiation of negotiations.
- The Incidental Expense Payment is an amount to compensate the displaced homeowner for expenses incidental to the purchase of replacement housing, such as legal, closing and related costs, lender, FHA or V.A. appraisal fees, FHA or V.A. application fees, certification of structural soundness, credit report, owner's and mortgagee's assurance of title, sales or transfer taxes, escrow-agent's fee, and other expenses as determined eligible by HUD.
- Notification of Eligibility. The Authority shall provide written notification of eligibility requirements for the Replacement Housing Payment to each owner-occupant of residential property to be acquired. Upon the written request of the claimant, a letter of verification of potential eligibility for the payment will be furnished to a responsible lending institution or other party designated by the claimant.
- A Claim for Replacement Housing Payment for Homeowners may be submitted within six months following purchase and occupancy of a standard replacement home. Whenever possible, and if requested by the claimant, the payment should be made on the date and at the place of settlement in order to facilitate the purchase of the replacement housing.

If individuals (not a family) are joint owner-occupants of an acquired single-family dwelling, each eligible claimant shall be paid a prorated share of the total payment applicable to a single individual.

C. Replacement Housing Payment for Tenants and Certain Others.

1. Purpose. This payment may be in an amount not to exceed \$11,000 and be used:

- To assist in the rental of replacement housing for a period not to exceed four years (i.e., rental assistance payment).
- To assist in making a downpayment towards the purchase of a replacement dwelling.
- To assist a homeowner temporarily displaced by code enforcement or voluntary rehabilitation.

2. Eligibility Requirements. A family or individual may be eligible for the Replacement Housing Payment for Tenants and Certain Others if:

- Displaced from a dwelling acquired for the project.
- The tenant occupied the dwelling from which he is displaced for a period of not less than 90 days prior to the initiation of negotiations for acquisition.
- A homeowner who occupied the dwelling from which he is displaced for not less than 90 days prior to initiation of negotiations for acquisition, and who either is not eligible for, or does not elect to receive a Replacement Housing Payment for Homeowners.
- Rents or purchases and occupies a standard replacement dwelling.

3. Payment for Claimant Who Rents. The amount of the rental assistance payment will be based on the difference between the average monthly rental including utilities before relocation, and the actual or average rental price for a comparable standard suitable apartment after relocation. The difference is multiplied by 48 (months) to determine the total amount of the payment, not to exceed \$4,000 over a four-year period.

If the average monthly rental before relocation is higher or lower than similar housing in the area, or if the displaced person is an owner.

or for any other reason is not required to pay rent, the pre-relocation basic rent shall be the economic rent for similar housing in a similar area. Additionally, if the average pre-relocation rental exceeds 25% of the adjusted annual household income, the payment shall be computed on the basis of the difference between 25% of the adjusted income and the cost of comparable replacement housing.

The displaced person shall have the right to elect to use either the schedule method or the comparative method in determining the cost of standard replacement housing. (In the event the Authority determines that neither of these methods is feasible in a given situation, an alternative method may be used with prior HUD approval.)

4. Inspection of Replacement Housing Unit. The Authority shall inspect the dwelling unit to which the claimant moves to determine that it meets applicable standards. If the rental assistance payment is being made in annual installments, the unit will be re-inspected prior to payment of each installment. In the event the dwelling is too far away, or inspection is otherwise impractical, a Claimant's Report of Self-Inspection of Replacement Dwelling Unit must be submitted by the claimant before the annual installment can be made. Appropriate notification and the Self-Inspection form will be mailed to the claimant at least 30 days prior to the anniversary date of receipt of his initial payment. If the dwelling is determined to be sub-standard, the Authority shall notify the claimant of his ineligibility to receive the rental assistance payment unless the dwelling is brought up to approved standards or he moves to a standard unit.
5. Payment for Claimant Who Purchases. If a displaced person elects to purchase instead of renting, he may receive a payment of up to \$4,000 for a downpayment towards the purchase of a replacement dwelling, allowing that:
  - If the claim is for more than \$2,000 the claimant must match, dollar for dollar, the amount in excess of \$2,000 up to the maximum of \$4,000.
  - The amount of the payment may not exceed the amount that would be required for a conventional loan downpayment.

- The full amount of the payment must be applied to the purchase price; such payments as incidental expenses must also be shown on the closing statement.

7. Claiming Payment. A Claim for Replacement Housing Payment for Tenants and Certain Others, accompanied by evidence that the replacement dwelling is standard, must be submitted to the Authority within a period of six months after displacement of the claimant.

## 5/SOCIAL SERVICES

Often families and individuals request assistance with matters that are not solely related to housing but which nevertheless hinder their ability to relocate successfully. If information or assistance is needed in areas of employment, job training, schools, health services, home management, child care, welfare, legal aid, or counseling, the relocation staff will place you in touch with the appropriate person or service agency to assure that assistance is given to you.

## 6/USE AND OCCUPANCY CHARGES

If your property is acquired by the Boston Redevelopment Authority, you will be notified, in writing, at the time of acquisition of the monthly amount you will be charged for use and occupancy of the acquired dwelling. The amount, including utilities for tenants, will be no higher than what you are currently paying for rent and utilities and may be lower, so as not to exceed 25% of your gross household income. The Authority will be responsible for full property maintenance services for the properties it acquires.

It is the policy of the Authority to deduct from your moving payment any use and occupancy charges which you fail to pay while living in property owned by the Authority.

If you are living in property that will be rehabilitated, it is important that you continue to pay rent to the current landlord on a regular basis for the months you live there. It is important to maintain a record of prompt payment of rent in order to secure newly constructed or rehabilitated housing.

## 7/TEMPORARY MOVES

A temporary move may be necessary only:

- In the case of an emergency.
- When an individual or family is subject to economic hardship or conditions hazardous to his or his family's health or safety.
- In extraordinary situations where in the absence of a temporary move the progress of the project would be substantially delayed; or
- Where the approved project plan anticipates moves back into completed accommodations in the project area.

The temporary housing must be safe and habitable and within the financial means of the family or individual.

In the event of a temporary move, the Authority will provide prior written assurance that:

- Standard replacement housing will be available on a priority basis at the earliest possible date, but not later than twelve months from the date of the temporary move, unless otherwise approved by HUD.
- The cost of both the temporary move and the move to permanent housing will be reimbursable. You may elect to receive either the Fixed Payment and Dislocation Allowance, or reimbursement for moving costs at the time of either the first or second move. The other move will then be limited to the actual reasonable cost of moving and will be considered as a project cost.

(If you are a homeowner and must vacate your home temporarily as a result of rehabilitation or code enforcement, you may be eligible for a Replacement Housing Payment for Tenants and Certain Others to assist in paying that amount of temporary rental costs that exceeds your previous housing costs.)

## 8/EVICTION POLICY

Every effort will be made to avoid eviction. Agency relocation records will be documented to reflect the specific circumstances surrounding the eviction from the

agency-acquired property, and no eviction may occur prior to review and approval of the Authority. Eviction will occur only as a last resort and will be undertaken only for one or more of the following reasons:

- The occupant of agency-acquired property fails to pay rent, except in those cases where the failure to pay rent is based upon negligence in keeping the premises in habitable condition.
- Maintenance of a nuisance or use of the premises for illegal purposes.
- A material breach of the rental agreement.
- Refusal, without valid reason, of three or more referrals of accommodations meeting relocation standards.
- Continuous refusal to admit a relocation interviewer who attempts to provide assistance and who visits the claimant at reasonably convenient times, and has where-ever possible given notice of his intention to visit the person to be displaced.
- Situations requiring eviction under State or local law which cannot be avoided by the Authority.

#### 9/RELOCATION COMMITTEE AND GRIEVANCE PROCEDURE

There will be a Relocation Committee available in your project area that will meet on a regular basis, answer questions concerning relocation, and hold meetings during which persons with a complaint may present their grievances. (Specific names of Committee members and the location to which complaints may be forwarded will be listed for each project area after establishment of the Committee.)

In the event a complaint is not satisfactorily answered by the Committee, the aggrieved person may bring the violation by petition to:

Bureau of Relocation  
Commonwealth of Massachusetts  
Department of Community Affairs  
100 Cambridge Street  
Boston, Mass. 02202  
Tel: 727-3496

RELOCATION PROJECT OFFICES

Charlestown

29 Main Street  
Charlestown, Mass.  
Tel: 241-9500

Campus High-Washington Park

116 Vernon Street  
Roxbury, Mass.  
Tel: 427-2430

Fenway

1100 Boylston Street  
Boston, Mass.  
Tel: 267-9116

South Cove

884 Washington Street  
Boston, Mass.  
Tel: 426-0121

South End

72 Warren Avenue  
Boston, Mass.  
Tel: 267-8425

CENTRAL RELOCATION OFFICE

Boston City Hall  
Ninth Floor, Room 908  
Boston, Mass.  
Tel: 722-4300, Ext-283

Office Hours: 9:00 A.M.--5:00 P.M.  
Monday - Friday

## YOUR HOUSING RIGHTS

Discrimination in the sale or rental of housing because of your race, creed, color (or national origin) is illegal under state and federal law. You should seek assistance if you suspect that:

- \* You were denied the opportunity to buy or rent a house or apartment by either the owner or his agent.
- \* You were told a house or apartment was not available when it really was.
- \* You were offered different terms or conditions of sale or rental than someone else was offered.

## WHAT TO DO

- \* Contact your relocation worker immediately and report what happened. Be sure to note the name of the owner or agent and the address of the property.
- \* Your worker will assist you if you wish to obtain legal assistance (at no cost) and file a complaint with the Massachusetts Commission Against Discrimination.

## THE COMMISSION OR COURT OF LAW MAY

- \* Delay or prevent the sale of the house or rental of the apartment to someone else.
- \* Make it possible for you to buy or rent the house or apartment you desire.
- \* Award you damages and court costs or take other action that could satisfy your grievance.

You need not be able to provide proof of discrimination.  
• You need only to report any incident where you feel discrimination has occurred.

Dear Business Owner:

In order to keep you informed of the progress of the Park Plaza Urban Renewal Project, we can now report that the relocation plan for Stage I for area residents and businesses has been approved by the State Bureau of Relocation. Stage I of the project area is bounded generally by Tremont, Stuart, Arlington and Boylston Streets. We also wish to review with you, the benefits for which businesses who are displaced will be eligible.

As you probably know, the Park Plaza Project is very important to Downtown Boston. It will make possible a new traffic and street system designed to replace the existing congested and difficult traffic pattern, will insure through the imposition of planning controls, orderly and desirable development and will replace many obsolete and under-utilized buildings and parcels of land. The Project will stem the blight and deterioration which now threatens the area while upgrading the surrounding neighborhoods. It will generate a complex of attractive new residential, retail, entertainment and hotel facilities.

With regard to relocation payments, the Boston Redevelopment Authority has provided that relocation services and payments be provided consistent with Federal regulations at the time of relocation. In brief, payment benefits now include reimbursement for moving expenses, including the removal and reinstallation of personal property, or reimbursement for those businesses who choose to discontinue their operation. In place of the above two types of payments, there is an "In Lieu Of" payment for those businesses who can meet certain qualifications.

Enclosed you will find a copy of our Business Relocation Guide which describes relocation benefits and procedures in detail -- please take time to read it carefully.

Although relocation will not be required for some time, you may have questions prior to that time which may be addressed to the Relocation Office. Please feel free to contact us (see Guide for location and office hours). Please note, however, that when project activities go forward in the future, you will have at least 120 days after receipt of written notice of acquisition before being required to vacate. During that time, relocation staff will be available to provide assistance in locating new accommodations for you, as described in the enclosed Guide.

The recently approved relocation plan is available for your review at the Boston Redevelopment Authority, 9th Floor, Boston City Hall and at the Commonwealth of Massachusetts Bureau of Relocation, Department of Community Affairs, 100 Cambridge St., Boston, Mass., 02202, Telephone 727-3496.

Very truly yours,

Robert T. Kenney  
Director

Exhibit 11B

Enc.

PARK PLAZA PROJECT

BUSINESS RELOCATION GUIDE

BOSTON REDEVELOPMENT AUTHORITY  
Business Relocation Section

Boston City Hall  
Ninth Floor, Room 907  
Boston, Massachusetts  
Tel: 722-4300

Hours: 9:00 A.M. - 5:00 P.M.  
Monday - Friday

## BUSINESS RELOCATION GUIDE

Business establishments which must move from their present locations in the Park Plaza Project, Stage I, Disposition Parcels 1, 2 and 3, sometimes referred to as Parcels A, B and C, as the result of the execution of this urban renewal program may be eligible for certain relocation services and assistance from the Boston Redevelopment Authority.

This informational guide has been prepared to acquaint business concerns with the Authority's relocation program. It lists the services and types of assistance which are available and explains how to qualify for them. Of special importance are the rules and procedures to be followed in qualifying for filing claims for moving expenses. The forms which will be required and answers to most of the questions which will arise in preparing and submitting these claims are mentioned in this guide.

## INTRODUCTORY

As property is acquired, the Boston Redevelopment Authority will assume responsibility for its management. All occupants will be contacted by a representative of the Authority and notified of the date of ownership by the Boston Redevelopment Authority. Details of the relocation program will be explained and assistance will be offered on individual relocation problems.

Businesses in occupancy at the time of acquisition will become tenants of the Boston Redevelopment Authority and will be required to pay a charge for use and occupancy on a month-to-month basis for the temporary period until their relocation. Tenants who fail or refuse to pay this charge for use and occupancy may be evicted.

Do not move without authorization from your Business Relocation Specialist. You may lose eligibility for a Relocation Payment, if you do.

## BOSTON REDEVELOPMENT AUTHORITY'S REQUIREMENTS AS TO APPROVAL OF CLAIMS

Every applicant for a Relocation Payment will receive written notice from the Chief of Business Relocation, if his claim is approved. The Authority assumes no responsibility for payment of any claim unless the applicant receives such notice of approval.

The Boston Redevelopment Authority assumes no responsibility for any statement or representation which may conflict with information contained in this guide.

## PART I

### HOW THE PROGRAM WORKS

#### HELP IN FINDING A SUITABLE NEW LOCATION

With the aid and cooperation of private owners, agents, members of the Greater Boston Real Estate Board and the City of Boston Economic Development and Industrial Commission, the Project Site Office will assist you by obtaining a list of vacant properties which are suitable for your type of business operation.

## PART II

### RELOCATION PAYMENTS

In order for a business to be eligible for relocation benefits, they must be on-site at the time that the property which they occupy is acquired by the Authority. Businesses will be notified of the exact eligibility date by the Authority.

Relocation payments are to be administered by, and subject to, procedures established by the Boston Redevelopment Authority and outlined in this guide. All eligible businesses will be subject to the same procedures and benefits that those businesses being forced to vacate in regular Urban Renewal Projects financed by the Department of Housing and Urban Development.

The Boston Redevelopment Authority is solely responsible for determining the eligibility of all claims and will require such documentation as is necessary to substantiate the reasonableness, accuracy and validity for each claim. The Authority will advise as to what expenses are reimbursable and as to requirements for submitting and documenting a claim, but it will not prepare a claim for you.

Each business concern is responsible for preparing and submitting an accurate claim certified to be valid and supported by the required documentation. These payments are intended to compensate, within limitations established by the Authority for

- a. actual moving expenses
- b. direct loss of property
- c. payment in lieu of moving and related expenses
- d. expenses in searching for a new location

It is the responsibility of the Claimant to certify the accuracy of all documentation and expenses included in the Claim.

### MOVING EXPENSES

Business concerns, when displaced from Stage I of this urban renewal project area will be eligible for reimbursement of certain actual certified expenses incurred in moving their stock, trade fixtures, machinery and equipment to their new location. Such moving expenses may include costs of dismantling, crating, packing, storing (for a period of six months or less), insuring, transporting, reassembling, reconnecting and reinstalling of trade fixtures, stock and equipment, but may not include the costs of any alterations or improvements to any structure either at the old or new location.

### PLANNING YOUR MOVE

In order that you may properly qualify and document the claim which you plan to file, you will be required to take the following steps:

1. Submit a written notice to the Project Site Office, Relocation Department, of your intent to move, at least 60 (sixty) days and not earlier than 90 (ninety) days prior to your move. Upon receipt of this written notice at the Site Office, a Business Relocation Specialist will be assigned to handle your claim. He will discuss your entire relocation plan with you and will advise you, step by step, until your claim is completed.
2. (a) Submit a complete, up-to-date inventory of all machinery, equipment, stock and other personal property which is to be moved. Stock and bulk supplies may be estimated by gross weight, truckloads, cubic feet or lineal feet.  
  
(b) Before any item which may be considered part of the Real Property may be included, it will require a written determination by the Realty Officer of the Boston Redevelopment Authority.  
  
(c) Prepare simple specifications of work to be done, upon which Contractors will be able to make competitive bids. These specifications need not be very technical but should describe clearly, all work to be performed, including machinery to be dismantled and reinstalled, as well as electrical, refrigeration or other mechanical work that is to be done.
3. At least 30 (thirty) days prior to moving, your inventory specifications must be submitted to the Business Relocation Office for review.
4. (a) If a business concern determines that the total move, moving and contractual work, will not exceed \$500 (five hundred

dollars), the business will be required to submit one moving estimate and one bid for each category of contractual work.

- (b) If a business concern determines that the total move, moving and contractual work, will not exceed \$2,000 (two thousand dollars), the business will be required to submit three moving estimates and three bids for each category of contractual work.
  - (c) If a business concern determines that the total move, moving and contractual work, will exceed \$2,000 (two thousand dollars), the business will be required to have three sealed moving estimates and/or contractual bids mailed to the Boston Redevelopment Authority's Central Relocation Office:
  - (d) Each sealed bid or estimate must be received prior to the bid opening time set by the agency in agreement with the business concern. The amount of the lowest complete proposal, or, if bids are submitted for individual crafts or trades, the sum of the low proposal for each craft or trade shall establish the maximum amount of allowable compensation.
5. The Authority's representative will inspect the property to be moved, in order to determine the reasonableness of your moving plans and your anticipated claim. Based on this inspection, the Authority may require additional estimates and/or bids. The Authority reserves the right to obtain an independent estimate or technical evaluation of the bids presented.

The final amount which will be approved for payment shall be based upon actual, eligible costs documented by itemized invoices from the contractors who performed the work and shall not exceed the total of the low bid. Moving expenses are reimbursable for a distance of up to 50 (fifty) miles from the City boundary.

In cases of financial hardship, the Claimant may assign the payment of moving expenses directly to the mover and/or contractor, subject to approval by the Authority, prior to the move.

#### STORAGE COSTS FOR PERIOD OF SIX MONTHS OR LESS

Storage costs are eligible for inclusion as a moving expense in connection with any claim for relocation payment.

Reasonable and necessary costs for storage and insurance of personal property may be included as a moving expense for business concerns which do not immediately re-establish at another location.

Eligible costs include: the cost of the move to storage, dismantling, or disconnecting and crating.

When the business concern re-establishes in a permanent location, cost of the move from storage, including carting and insurance covering carting, cost of reinstalling personal property moved from storage to the permanent relocation site is eligible, but not direct loss of property on items stored.

## SEARCHING FOR A REPLACEMENT LOCATION

A relocation payment may include actual reasonable expenses incurred in searching for a replacement location. These expenses may include:

- (1) Transportation costs within a radius of 50 (fifty) miles at 10¢ (ten cents) per mile.
- (2) Meal and lodging while away from home.
- (3) Time of business concern's representative spent in search, at actual hourly wages, not to exceed \$10.00 (ten dollars) per hour.

Maximum total amount of searching expenses is limited to \$500 (five hundred dollars) and must be supported by receipted invoices.

## PROPERTY LOSS CLAIMS

If you intend to cease operations and/or dispose of part or all of your personal property, you are eligible to submit a Property Loss Claim.

In order to establish a Property Loss Claim, you must complete a list of all the items involved. This list is to be prepared on a special Master List Form which will be provided by your Business Relocation Specialist. It should then be submitted, in order that an appraisal may be conducted which will establish the Continued Use Value of your personal property. In addition, one moving estimate must be obtained for the cost of removal, moving and reinstallation of your personal property items contained on the Master List Form. The maximum property loss payments will be the lesser of the appraised value or the cost of moving. After making reasonable efforts to advertise, you are required to sell all items to the highest bidder and submit copies of bills of sale to attest to the bona fide nature of each transaction. If the amount realized from the sale is less than the maximum property loss payment, the difference between the net amount realized and the maximum property loss payment represents the amount of the direct loss of property.

## PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES

In certain cases, a business or a nonprofit organization may qualify for a fixed payment in lieu of actual moving expenses. (Owners of outdoor advertising displays are not eligible). Eligibility will be limited to those operators who can submit documentation conclusively establishing that their business cannot be relocated without a substantial loss of its existing patronage, and certain other conditions such as:

1. The business is not part of a commercial enterprise having another establishment which is not being acquired for the project and which is engaged in the same or similar business
2. The business contributes materially to the income of the displaced owner

Amount of Payment will be equal to the average annual net earnings of the business concern but not less than \$2,500 (twenty-five hundred), nor more than \$10,000 (ten thousand dollars). Average Annual Net Earnings will include wages or other compensation paid by the business to the owner, his spouse or his dependents. For the purpose of this payment, a profit-making business owned by a nonprofit organization shall be treated as a business. Payment to a nonprofit organization which does not operate for profit shall be in the amount of \$2,500 (twenty-five hundred dollars).

Documentation in Support of Claim: A claim for payment in lieu of moving expenses shall be supported by copies of Federal Income Tax returns for the two taxable years immediately preceding the business displacement. Documentation as to earnings is not required in support of this payment when submitted by a nonprofit organization.

### SUBMITTING YOUR CLAIM

Claims must be submitted on Boston Redevelopment Authority Relocation Payment Forms, within 6 (six) months from the time of vacate. Attached to and supporting the claim should be:

1. The original copies of itemized invoices for all expenses claimed. All invoices must be receipted as evidence that the moving expenses have been paid. If, by pre-arrangement, the payment is to be made directly to the mover /contractor, the invoices, of course, will not have been receipted. However, all invoices should indicate the date the work commenced and the date the work was completed. The Claimant should acknowledge that all work specified has been satisfactorily completed.
2. Such other documentation as the Authority may have requested at the time of the review of your moving plans.

### WHEN AND HOW TO FILE YOUR RELOCATION CLAIM

WHEN.....All relocation work has been completed.

.....All invoices have been received and paid.

.....Within 6 (six) months of vacate.

HOW.....Submit all relocation invoices and supporting documentation.

.....Complete Boston Redevelopment Authority Relocation Payments Forms.  
(These forms will be furnished by your Business Relocation Specialist).

PART III

TYPICAL COST ITEMS INCIDENTAL TO MOVING  
REIMBURSABLE OR NOT, AS INDICATED

TYPICAL REIMBURSABLE COSTS

1. Relettering trucks, signs and similar items used by a displaced business. A reasonable amount of printed material to replace that made obsolete as a result of displacement. Duplication of a tenant's sign painted on a door/window.
2. Disconnection and reinstallation of shelving, bins, or other trade fixtures that are considered personal property.
3. Installation of cement or similar pads used as a base in reassembling of portable cooler and freezer chests or other type of equipment or machinery, only if payment was not previously allowed in the Realty settlement for similar installations.
4. Millwright or similar labor necessary to the proper dismantling, reassembling and adjusting of equipment and machinery.
5. Installation of electrical, water, gas, etc., necessary for the connection of relocated equipment or machinery.
6. Under certain conditions, labor and material costs are allowed for the installation of new equipment as a substitute for the old. Payments may not exceed the lesser of the cost of relocating the old equipment or the cost of and actual installation charge for new equipment. The 3 (three) itemized bids must give a complete breakdown for each phase of the move based on costs for comparable work.
7. Burglar Alarms - If the contractual obligation stipulates the subscribing business concern must pay the cost of having the leased equipment reinstalled.

TYPICAL COSTS THAT ARE NOT REIMBURSABLE

1. Strengthening or bracing of the building at the new location to increase the structural load capacity or improvement to the real property.
2. Repair or refurbishing items moved.
3. Installation of an electrical or other main service at the new location.
4. Any types of work that might be considered realty improvements.

THIS IS YOUR RELOCATION CLAIM AND REQUIRES YOUR PERSONAL, PROPER ATTENTION  
IN ORDER TO RECEIVE FULL BENEFITS.

## TEMPORARY RELOCATION

The Relocation Plan does not anticipate any temporary relocation. Residents and businesses will not be required to move prior to acquisition of the property, at which time, they will have a minimum of four months' notice before being required to vacate. In the event that a move from an acquired property might be required by the Authority or the Developers, for the convenience of the development program, the occupant's moving expenses would be paid by the Authority and would, in no way, affect eligibility for relocation payments at the time of a permanent move.

## EVICTION

Every effort shall be made to avoid eviction. Agency relocation records will be documented to reflect the specific circumstances surrounding the eviction from agency-acquired property, and no eviction may occur prior to review and approval of the Authority. Eviction shall occur only as a last resort and shall be undertaken only for one or more of the following reasons:

1. The occupant of agency-acquired property fails to pay rent, except in those cases where the failure to pay rent is based upon negligence in keeping the premises in habitable condition.
2. Maintenance of a nuisance or use of the premises for illegal purposes.
3. A material breach of the rental agreement.
4. Refusal of three or more referrals of suitable relocation space.
5. Continuous refusal to admit a Relocation Interviewer who attempts to provide assistance and who visits the Claimant at reasonable convenient times, and has, wherever possible, given notice of his intention to visit the person to be displaced.
6. Evictions required by State or Local law which cannot be avoided by the Local Agency.
7. The Bureau of Relocation shall be notified at least one week prior to the initiation of legal proceedings for eviction.

## RELOCATION COMMITTEE AND GRIEVANCE PROCEDURE

A committee comprised of at least three members who represent respectively, the Authority, the site occupants and one other community party who is agreeable to both the Authority and the residents, will be established for the purpose of answering questions regarding relocation and conducting complaint proceedings. Any person who is aggrieved by any violation of Chapter 79A of the Massachusetts State Law or of regulations governing relocation, and who is not offered a means of seeking relief by other measures, may bring such violation to the attention of the Relocation Committee. If remedial action is not taken by the Committee, the aggrieved person may bring the violation by petition to:

Bureau of Relocation  
Commonwealth of Massachusetts  
Department of Community Affairs  
100 Cambridge Street  
Boston, Massachusetts 02202  
Telephone: 727-3496

will describe the various mortgage programs available to them, including but not limited to the following:

- a. Low down payment mortgage, including FHA Sections 235 and 221(d)2
- b. Moderate down payment programs such as FHA Section 203
- c. Conventional mortgage programs

Assistance will be given to prospective home buyers in obtaining financing, packaging the mortgage, and in other areas such as title research, closing, interest, settlement costs, etc., as necessary to facilitate the purchase.

Certificates of Eligibility will be provided for any eligible family or individual seeking Federally-assisted moderate income projects, rent supplement units, or FHA mortgages in order to establish their priority in securing such housing.

#### LOCATING AND REFERRING COMMERCIAL FACILITIES

Site occupants will be interviewed again to the extent necessary to determine space needs and location preferences. A Business Interview Form has been developed to enable the Business Relocation Specialist to assess and determine the space needs and location preferences of the site occupant. The business information gathered in the initial interview and subsequent contacts, as necessary, will be handled in one of two ways:

1. If the business is a routine relocation situation, a business that can easily be relocated by the site office staff, the material will be analyzed at the site office and space needs handled by the site office.
2. If the business is a difficult relocation situation, the material will be given to the Central Business Relocation Office, where the firm's needs will be assessed and discussed with the site office specialists. Central Business Relocation has space resources and real estate contacts beyond the immediate project area.

Business Relocation Specialists will follow up initial interviews and will offer space suggestions to the site occupants. By keeping a record of suggestions made and reactions to the suggestions, the Authority will be able to refine the needs and preferences of a business.

Provision will be made for listings of space availability and for cooperation with the real estate community. The Authority gathers listings of available relocation space by working with members of the Greater Boston Real Estate Board, the Building Owners and Managers Association, and by conducting sight vacancy surveys by the Business Relocation Staff. Vacancies so located will be followed up, and a liaison will be maintained with the City

of Boston's Economic Development and Industrial Commission.

The Project Relocation Staff will call on the resources of the Central Business Relocation Office for available relocation spaces outside of the Project. The Authority will encourage real estate brokers to visit the Business Relocation Section site office, so that they might familiarize themselves with the Project Plan, and particularly with the Business Relocation Program. Interested Brokers will be added to a list which will be available for referral to site occupants. The Developer has agreed to assist the Business Relocation Staff in obtaining relocation space listings.

When suggesting available relocation spaces to site occupants, the Business Relocation Specialist will give essential details and the real estate contact who has given the listing. The Authority will maintain a strict policy of non-interference in private enterprise. If a business to be displaced from a site to be redeveloped under the Plan expresses an interest in returning to the redevelopment upon its completion, the Authority will see that the business receives preference, provided that the type of business is compatible with the reuse purpose of the Plan and the business is agreeable to the terms of occupancy.

#### NON-DISCRIMINATION IN HOUSING

Although among the site occupants there are few members of minority groups as determined by race, creed or country of origin, the Authority will continue to operate in an affirmative manner in active opposition to housing discrimination and in accordance with Section 4202.3E.

#### REFERRALS TO SOCIAL AGENCIES

In the event that any of the families or individuals scheduled to be displaced should develop problems or difficulties which might affect their successful relocation, they will receive appropriate referrals for health or social services, counselling or other assistance, both prior to and following their permanent relocation.

#### NON-ENGLISH SPEAKING PERSONS

The site occupant survey has not revealed any residents who are unable to speak or understand English. If there are any such residents at the time of displacement, the Authority will make available, through its own staff or other sources, persons to provide translating services and informational material in a language which they understand.

#### TEMPORARY RELOCATION

The Relocation Plan does not anticipate any temporary relocation. Residents and businesses will not be required to move prior to acquisition of the property, at which time, they will have a minimum of four months' notice before being required to vacate. Because relocation staff will be in regular contact with site occupants, both business and residential, there will be ample opportunity for planning prior to actual acquisition of properties. In the event that a temporary move from an acquired property might be required by

the Authority or the Developers for the convenience of the development program, the occupant's temporary moving expenses would be paid by the Authority and would not affect eligibility for relocation payments at the time of a permanent move.

#### NEW ADDRESS UNKNOWN

In the event that any family, individual or business vacates without leaving a forwarding address, the Authority will attempt to trace such resident through one or more of the following informational resources:

- a. Nearest friend or relative (if provided on original survey)
- b. Employer
- c. U. S. Postal Service
- d. Utility companies
- e. Schools (if there are children in the family)
- f. Other sources which may apply in individual cases.

#### EVICTIION

Every effort shall be made to avoid eviction. Agency relocation records will be documented to reflect the specific circumstances surrounding the eviction from agency-acquired property, and no eviction may occur prior to review and approval of the Authority. Eviction shall occur only as a last resort and shall be undertaken only for one or more of the following reasons:

1. The occupant of agency-acquired property fails to pay rent, except in those cases where the failure to pay rent is based upon negligence in keeping the premises in habitable condition.
2. Maintenance of a nuisance or use of the premises for illegal purposes.
3. A material breach of the rental agreement.
4. Refusal of three or more referrals of suitable relocation space.
5. Continuous refusal to admit a Relocation Interviewer who attempts to provide assistance and who visits the claimant at reasonably convenient times, and has, wherever possible, given notice of his intention to visit the person to be displaced.
6. Evictions required by State or Local law which cannot be avoided by the Local Agency.
7. The Bureau of Relocation shall be notified at least one week prior to the initiation of legal proceedings for eviction.

## RELOCATION PAYMENTS

The Authority will, itself, or through a redeveloper, reimburse residents and businesses relocated from the project area for relocation payments in the amount provided under the then current Federal Relocation Rules. The redeveloper will provide such funds as are required to defray the costs established by Federal Relocation Rules prevailing at the time the Authority first sought bids for the project, plus 50% of any sums in addition thereto resulting from payment of benefits under Federal Regulations in effect when such relocations occur. The City will provide the other 50% of such additional sums.

It should be noted that the City Council approved the amendment to the plan whereby the City of Boston would assume 50% of the additional costs of relocation as noted above and equally important, the City Council has approved the Cooperation Agreement with the Authority that provides for payment for such costs. The Council is not expected to adopt a further loan order with respect to those specific costs earlier than when the Park Plaza Project becomes operative, but there is presently available for such costs more than \$700,000 in funds authorized by previous loan orders and moneys due for reimbursement.

The second of such appropriations by the Council, for \$900,000, became effective on February 3, 1971. A copy of that order is attached.

### 1. Family Relocation Payments

The following types of Relocation Payments will be made to eligible displaced site occupants:

- a. Actual reimbursement for moving, packing, storage and property loss, or, at the option of the household, a fixed moving payment based upon the number of rooms (to a maximum of \$300) and a \$200 dislocation allowance (total not exceeding \$500).
- b. Rental assistance payment to assist in offsetting rental increases resulting from relocation, or towards the down payment of a new house (up to a maximum of \$4,000).
- c. Replacement housing payment to assist displaced owner-occupants in purchasing replacement housing (up to a maximum of \$15,000).

### 2. Business Relocation Payments

The Authority will make payments for such items as moving expenses and loss of property in accordance with the highest Federal payments available to businesses being relocated in urban renewal projects which are in effect at the time of relocation, but in no case will such payments be less than the Federal relocation payments to businesses in effect on the date the plan is approved by the City Council. These benefits will insure that uniform, fair and equitable treatment is afforded to businesses being displaced as a result of the Park Plaza Project.

# CITY OF BOSTON

## IN CITY COUNCIL

ORDERED: That it be, and hereby is, estimated that, with respect to urban renewal projects which are now being carried out or are expected to be undertaken in the near future, the further sum of Nine Hundred Thousand Dollars (\$900,000) will be needed by the Boston Redevelopment Authority for the making of relocation payments as defined in Section 1 of Chapter 121B of the General Laws for purposes therein permitted for which reimbursement or compensation will not be made by the Federal government or otherwise; and be it further

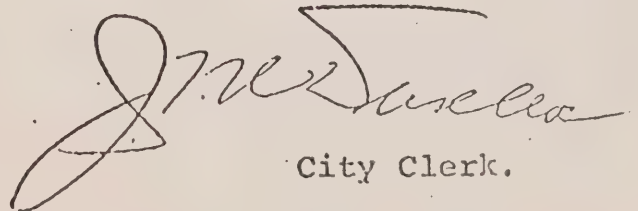
ORDERED: That under the provisions of Section 20 of said Chapter 121B, the sum of Nine Hundred Thousand Dollars (\$900,000) be, and the same hereby is, appropriated and granted to the Boston Redevelopment Authority for the making of relocation payments by said Authority as defined in Section 1 of said Chapter 121B; and that to meet said appropriation, the Collector-Treasurer be, and he hereby is, authorized to issue, from time to time, on request of the Mayor, bonds or certificates of indebtedness of the City to said amount.

In City Council December 28, 1970. Read once and passed - yeas nine.

In City Council January 11, 1971. Read a second time and again passed - yeas nine.

Approved by the Mayor January 13, 1971, he certifying on the original order that the foregoing loan order is not, in his opinion, to meet a current expense.

Attest:

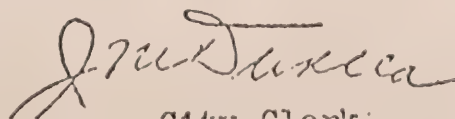


City Clerk.

February 3, 1971.

I hereby certify that no petition, asking that the question of approving or disapproving the foregoing order be submitted to the voters, was filed with the City Clerk within twenty days from January 13, 1971, and the order therefore becomes effective on February 3, 1971 in accordance with the provisions of chapter 108 of the Acts of 1939.

Attest:



City Clerk.

## RELOCATION PAYMENT ELIGIBILITY

- A. Site occupants will be eligible for relocation benefits at the time the property which they occupy is acquired by the Authority or they receive a letter from the Authority of its intent to acquire the property (in accordance with HUD procedures and regulations promulgated under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and utilized in all other urban renewal projects in the City). Site occupants will be notified of this procedure, the planned sequence of parcel acquisitions, the actual date of acquisition of the property which they occupy, and their eligibility for relocation payments. The Authority will provide occupants with a guide to filing claims set forth in Section 4202.3K and will treat relocation payments in the manner set forth in Items 7 and 8 of the same section of the Bureau's relocations.

### Office Procedures

1. A Relocation Service Office will be established in the Park Plaza Project area. The office hours will be from 9:00 A.M. to 5:00 P.M., Monday through Friday. Evening and weekend appointments will be arranged upon request.
2. All necessary records will be maintained to show all contacts and related activities with and on behalf of all relocatees.

## DATE OF DISPLACEMENT AND ELIGIBILITY FOR PAYMENT

The date of displacement is expected to be, for Parcel A, twelve to fourteen months following State approval of the project; for Parcel B, four to fourteen months following commencement of construction on Parcel A; for Parcel C, fourteen to twenty-six months following construction on Parcel A. Site occupants will be regularly informed of any adjustments or changes in the actual expected "date of displacement" for each parcel.

The taking procedures are such that if an occupant within either Development Parcel A-1, A-2, B, or C, desired to move any time after the initial staged taking in that parcel, he could immediately request acquisition and thereby become eligible for relocation benefits as soon as the property was acquired or he received notice of the Authority's intent to acquire.

Because the Authority and its relocation staff will provide a continuing informational program for site occupants in these matters, there will be adequate opportunity for residential and non-residential occupants for planning their moves. While it is anticipated that this sequence of parcel development and flexibility of taking schedule within a parcel will prevent any serious hardship, the Letter of Intent between the Authority and developers provides for additional funds to be advanced for special acquisition in the event of unusual hardship.

## COORDINATION WITH OTHER DISPLACEMENT PROGRAMS

In fact, throughout the expected period of the Park Plaza Project no significant residential and business relocation from federally-assisted, local, or institutional development is expected to affect the availability of suitable relocation resources in the Downtown area, which is the area preferred by most residents and businesses. In the adjacent South Cove Urban Renewal area, the majority of all displacement will have been completed. In the South End Project area, both relocation and development of new housing through construction and rehabilitation are proceeding as planned. The Fenway Urban Renewal Project, which is the only other in the Downtown area; is expected to have hundred of units of housing, at all rent levels, become available over the next several years. Highway displacement has been suspended; should that displacement increase in the future, however, residents will continue to look toward outlying neighborhoods and suburban communities for new housing. At the present time, no other major displacement is anticipated during the year subsequent to the beginning of acquisition from school or college construction, code enforcement, or the construction or expansion of public facilities within the City.

## NUMBER OF SITE OCCUPANTS

The number of site occupants presently located in Parcel A, B, and C, and scheduled to be displaced are twenty-six (26) households and two hundred fourteen (214) businesses.

## RELOCATION COMMITTEE

The Authority shall establish a relocation committee, the duties of which and the procedures by which it will operate will be in accordance with Section 4202.4.

# Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall  
Room 900, 1 City Hall Square  
Boston, Massachusetts 02201  
Telephone (617) 722-4300

November 30, 1973

Dear Resident:

This is to inform you that the Boston Redevelopment Authority will be resubmitting a Relocation Plan for the Park Plaza Project Area affecting occupants proposed to be displaced from the Stage I area, Disposition Parcels A, B, and C, which is bounded generally by Tremont, Stuart, Arlington and Boylston Streets. The Plan will be available for your review and recommendations at the Boston Redevelopment Authority, Office of the Executive Director, Room 980, 9th Floor, Boston City Hall, from 9:00 a.m. to 5:00 p.m., Monday through Friday, for a period of thirty calendar days from this date.

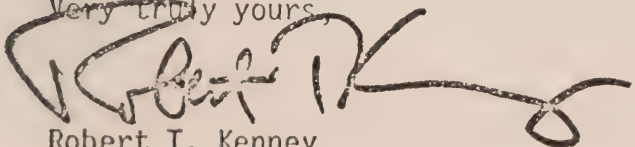
As you are no doubt aware, the Park Plaza Urban Renewal Plan was rejected by the Department of Community Affairs this fall. It will therefore be necessary to resubmit the Relocation Plan for approval. We are therefore notifying you again prior to submission of the current Relocation Plan to the Bureau. Please be assured that you need not be concerned about moving at this time. Activity affecting most residential households will not begin for some time. The Authority will notify you well in advance of the date when the property in which you reside will be taken.

As you may know, the Boston Redevelopment Authority has proposed that residents on-site at the time of eligibility be provided relocation services and payments consistent with Federal regulations at the time of relocation. These include a variety of services and payments. Current payment benefits include either reimbursement for actual moving expenses within a fifty-mile radius; or payment according to the number of rooms (up to a maximum of \$300) plus a \$200 dislocation allowance.

Proposed benefits also include a Replacement Housing Payment for Tenants in an amount not to exceed \$4,000 over a four-year period, to assist in the rental or purchase of comparable standard replacement housing; and a Replacement Housing Payment for Homeowners, not to exceed \$15,000, to assist displaced owner-occupants in purchasing and occupying standard replacement housing.

The Relocation Plan contains the full text of the Authority's "Family Relocation Guide", which describes in detail the relocation benefits and other relocation services which will become available after approval of the Relocation Plan by the Bureau of Relocation, and of the Urban Renewal Plan by the Department of Community Affairs of the Commonwealth. Copies of this Guide will, of course, be available to you as well.

Very truly yours,



Robert T. Kenney  
Director



November 30, 1973

Dear Business Owner:

This is to inform you that the Boston Redevelopment Authority will be resubmitting a Relocation Plan for the Park Plaza Project Area affecting occupants proposed to be displaced from the Stage I area, Disposition Parcels A, B and C, which is bounded generally by Tremont, Stuart, Arlington and Boylston Streets. The Plan will be available for your review and recommendations at the Boston Redevelopment Authority, Office of the Executive Director, Room 980, 9th Floor, Boston City Hall, from 9:00 A. M. to 5:00 P. M., Monday through Friday, for a period of thirty calendar days from this date.

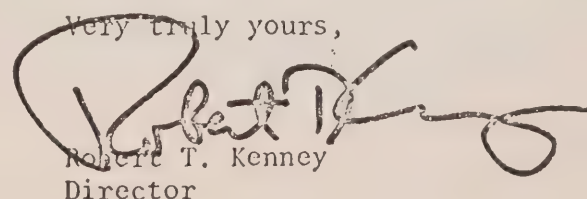
As you are no doubt aware, the Park Plaza Urban Renewal Plan was rejected by the Department of Community Affairs, this Fall. It will therefore be necessary to resubmit the Relocation Plan for approval. We are notifying you again, prior to submission of the current Relocation Plan to the Bureau of Relocation. Please be assured that you need not be concerned about moving at this time. Activity affecting most businesses will not begin for some time. The Authority will notify you, well in advance of the date when the property in which your business is located will be taken.

As you may know, the Boston Redevelopment Authority has proposed that businesses on site at the time of eligibility be provided relocation services and payments consistent with Federal regulations at the time of relocation. These include a variety of services and payments. Current payment benefits include either actual moving expenses or reimbursement for those businesses who choose to discontinue their operation based upon an appraisal of their personal property.

Proposed benefits also include, for those qualifying, payment in lieu of moving and related expenses, and also a payment for searching for a replacement location.

The Relocation Plan contains the full text of the Authority's "Business Relocation Guide", which describes in detail, the relocation benefits and other relocation services which will become available, after approval of the Relocation Plan by the Bureau of Relocation, and of the Urban Renewal Plan, by the Department of Community Affairs of the Commonwealth. Copies of this Guide will be available to you, as well.

Very truly yours,



Robert T. Kenney  
Director



Dear Resident:

In order to keep you informed of the progress of the Park Plaza Urban Renewal Project, we can now report that the relocation plan for Stage I area residents and businesses has been approved by the State Bureau of Relocation. Stage I of the project area includes Disposition Parcels 1, 2, and 3 (sometimes referred to as Parcels A, B, and C) and is bounded generally by Tremont, Stuart, Arlington and Boylston Streets. We also wish to review with you the benefits for which residents who are displaced will be eligible.

As you probably know, the Park Plaza Project is very important to downtown Boston. It will make possible a new traffic and street system designed to replace the existing congested and difficult traffic pattern, will insure through the imposition of planning controls, orderly and desirable development and will replace many obsolete and under-utilized buildings and parcels of land. The Project will stem the blight and deterioration which now threatens the area while upgrading the surrounding neighborhoods. It will generate a complex of attractive new residential, retail, entertainment and hotel facilities.

Those of you who will have to relocate may be concerned about relocation payments. The Boston Redevelopment Authority has proposed that relocation services and payments be provided consistent with Federal regulations at the time of relocation. In brief, payment benefits now include either reimbursement for actual moving expenses (up to \$300) plus a \$200 dislocation allowance (maximum of \$500); a Replacement Housing Payment for Tenants and Certain Others (not to exceed \$4,000), or a Replacement Housing Payment for Homeowners (not to exceed \$15,000).

Enclosed you will find a copy of our Family Relocation Guide which describes relocation benefits and procedures in detail - please take time to read it carefully.

Although relocation will not be required for some time, you may have questions prior to that time which may be addressed to the Relocation Office. Please feel free to contact us (see Guide for location and office hours). Please note, however, that when project activities go forward in the future, you will have at least 120 days after receipt of written notice of acquisition before being required to vacate. During that time relocation staff will be available to provide assistance in locating new accommodations for you, as described in the enclosed Guide.

Exhibit 11A

As mentioned above, the recently approved relocation plan is available for site occupant review at the Boston Redevelopment Authority, 9th Floor, Boston City Hall, and at the Commonwealth of Massachusetts, Bureau of Relocation, Department of Community Affairs, 100 Cambridge Street, Boston, Massachusetts, 02202. Telephone 727-3496.

Very truly yours,

Robert T. Kenney  
Director

Enclosure

# HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: 60 months

From 1973 to 1978  
(month/year) (month/year)

LOCALITY  
BOSTON

LOCAL AGENCY  
BRA

PROJECT NAME AND NUMBER

PARK PLAZA

## A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total
	Covered	Not Covered	Covered	Not Covered	Covered	Not Covered	Covered	Not Covered	Covered	Not Covered	Covered	Not Covered	
<b>Families</b>													
Elderly													
Other		4											4
<b>Individuals</b>													
Elderly		1											1
Handicapped													
Other		12											12

## B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☒ American Indian ☒ Negro/Black ☒ Oriental ☒ Spanish-American ☒ White, Nonminority ☒ Other

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999																			
2000 - 2999																			
3000 - 3999			1																
4000 - 4999			1																
5000 - 5999																			
6000 - 6999			1	1								1		1					1
7000 - 7999			1	1								1			1				1
8000 - 8999			1																
9000 - 9999				1								1			1				1
10000 - 14999																			
15000 - 19999			1																
20000 & Over																			
Unknown			7	1								1		1					1
Total			13	4								4		2	2				4

## C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing.

Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-10	1-10	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$1000 - 1999																			
2000 - 2999																			
3000 - 3999			1*																
4000 - 4999			1*																
5000 - 5999				1										1					
6000 - 6999				1								1		1*					1
7000 - 7999				1*								1			1*				1
8000 - 8999																			
9000 - 9999																			
10000 and over																			
TOTALS				2								2		1	1				2

Park Plaza

### Joint Households - Unrelated Individuals

Annual Income	Individuals		Families																
	Nonwhite- female	Householder 18-64	By Family Size (No. of persons)									By Bedrooms Required							
			2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total	
Under \$2500																			
\$2500 - 2999																			
3000 - 3499																			
3500 - 3999																			
4000 - 4499																			
4500 - 4999																			
5000 - 5499																			
5500 - 5999																			
6000 - 6499																			
6500 - 6999																			
7000 - 7499																			
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## ESTIMATED CONCURRENT DISPLACEMENT

ESTIMATED CONCURRENT DISPLACEMENT										LOCALITY Boston, Massachusetts					
DISPLACEMENT PERIOD: <u>60</u> months										LOCAL AGENCY Boston Redevelopment Authority					
From <u>1973</u> to <u>1978</u> (month/year) (month/year)										PROJECT NAME AND NUMBER Park Plaza Project					
A. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)															
Type of Governmental Action	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total		
	F	I	F	I	F	I	F	I	F	I	F	I	F	I	
FED-assisted Projects	302	322	380	283			100	20	26	33	5	4	813	662	
Local Code Enforcement	15	15	17	13									32	28	
Highway Construction	124	23	6	2									130	25	
Other (Identify)	14	6	5	5									19	11	
Total	455	366	408	303			100	20	26	33	5	4	994	726	
B. ESTIMATED HOUSING NEEDS (Number of Families and Individuals)															
Instructions: To the extent that information is available, indicate the estimated housing needs of families and individuals covered in Block A.															
Income Range *	Families							Individuals							
	Number of Bedrooms							Type of Unit							
	0	1	2	3	4	5 or more	Total	Nonhouse-keeping	Housekeeping 0-BR 1-BR						
Low-Income Rental		161	229	178	79	34	681	16	107	399					
Sales		32	47	54	16	8	139			25					
Moderate-Income Rental		19	31	18	7	5	80	3	16	42					
Sales		15	21	14	6	4	60			20					
Above Moderate-Income Rental		23	36	16	3		72	1	7	21					
Sales		5	8	5	2	1	21			10					

\* The above income ranges are based upon maximum income limits for displaced households in federally-aided public housing in Boston and current maximum current limits for 222(d)3 housing, e.g.:

- Low income: From \$6,000 for 1 person to \$9,680 for 10 or more persons
- Moderate income: From \$6,950 for 1 person to \$12,850 for 7 or more persons

Low and Moderate Income Housing to Become Available  
Before and During Displacement Period  
(Charts C and D)

I. Areas Adjacent to Park Plaza

Fenway:	
St. Botolph Elderly (DMA)	134
South End:	
ETC	204
Elderly Towers	234
West End:	
Elderly	200
Elderly	151
Downtown	
Chauncey House (Rehab)	<u>77</u>
Total	1,000

II. Other Sections of City

Charlestown	417
Campus High	353
Washington Park	38
Brighton-Allston	309
Model City Area	<u>474</u>
Total	1,591

# CHART E

## ESTIMATE OF NONRESIDENTIAL DISPLACEMENT

(BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS AND FARM OPERATIONS)

Estimate of Nonresidential Displacement (Business Concerns, Nonprofit Orgs. and Farm Operations)		Displacement Period <u>60</u> Months From <u>1973</u> to <u>1978</u> (month/year) (month/year)								Locality <u>BOSTON</u> Local Agency <u>BOSTON REDEVELOPMENT AUTHORITY</u> Project Name and Number							
Number to be displaced, by minority-group category 1/	Retail, Whole-sale		Manufacturing		Service		Nonprofit Organiz.		Farms		Other		Total		Total		
	02/	T3/	0	T	0	T	0	T	0	T	0	T	0	T			
White (nonminority)	6	67			1	118	3	9					10	194	214		
Negro/Black																	
American Indian																	
Spanish American																	
Oriental																	
Other																	
Total	6	67			1	118	3	9					10	194	214		
Number to be displaced by concurrent public activities in locality during displacement period															* 350		
1/ Attach statement describing basis for determining minority-group category of the concern, nonprofit organization, or farm, including, where applicable, description of relocation problems that will be addressed with respect to concerns (another) that employ significant numbers of minority-group persons.																	
2/ Owner																	
3/ Tenant																	

The nonprofit organizations include the Women's Educational and Industrial Union, the Seamen's Friends Society and the Tavern Club. Discussions have been held with representatives of these organizations, long before the City Council Hearings. Other nonprofit organizations include legal and architectural societies, an Italian-American Society, a labor union and the Massachusetts Rehabilitation. These are office tenants and no relocation problem is expected. The concurrent displacement is not categorized by owner-tenant, nor type of industry. However, the great majority of these businesses, because of type of operation, would not be seeking retail or office space.

# CHARACTERISTICS OF BUSINESS CONCERNS AND NONPROFIT ORGANIZATIONS TO BE DISPLACED

## PARK PLAZA

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. OF EMPLOYEES	WILL RELOCATE IN BOSTON	SQUARE FOOTAGE
130 Boylston St.	Simons On The Common	Tenant	Restaurant			2,000+
132 Boylston St.	Design Hair Replacement	Tenant	Hair Repl. Center			8,200
	L. P. Morton Dental Lab.	Tenant	Dental Laboratory	30 - 40		2,200
	Alpha Employment Agency	Tenant	Placement Service	7		250
	Starr Costume Co.	Tenant	Costumes	5	Yes	2,000
	Timothy Candles	Tenant				
136 Boylston St.	M. Goody & J. Clancy & Assoc.	Tenant	Architects	16	Yes	4,000
	Conn Organ Studios	Tenant	Retail	6	Yes	7,200
140 Boylston St.	Strahl Dental Lab.	Tenant	Dental Laboratory	3	Yes	1,000
	Bay View Dental Lab.	Tenant	Dental Laboratory	1	Yes	250
	Jewish Theol. Seminary	Tenant N.P.	Seminary for Rabbis	2	Yes	700
	Beacon Dental Labs., Inc.	Tenant	Dental Laboratory		Yes	1,000
	David B. McClosky	Tenant	Voice Tchr. & Therapist	1	Yes	700
	Epilepsy Soc. of Mass., Inc.	Tenant N.P.	Physical Therapist	5	Yes	600
	James Fair	Tenant	Family Agency		Yes	300
	Al-Anon Intergruop Council	Tenant N.P.		1		300
	Amal. Transit Union #318	Tenant	Union Office	1		450
	Oriental Tea Room	Tenant	Reader (Tea Cups)			
	Big L Discount Store	Tenant	Retail	4		2,000+
	Broadcast News Service					
	Irish Travel Bureau					
144 Boylston St.	Mansfield Beauty Academy	Tenant	Hairdresser's School	14	Yes	11,000+
	John Garabedian	Tenant	Accountant	3		800
	The Roux Co.	Tenant	Classroom-Hair Color'g.	4		1,000
146 Boylston St.	Polynesian Island	Tenant	Restaurant			9,000
150 Boylston St.	Lane's Furniture Co., Inc.	Owner	Retail furniture	7		37,693

Revised 5/4/73  
11/29/73

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. OF EMPLOYEES	WILL RELOCATE IN BOSTON	SQUA FOOTAGE
154 Boylston St.	Beacon Musical Instr. Co.	Tenant	Musical instruments	12	Outside	8,160
156 Boylston St.	Carl Fischer Inc., of Boston	Tenant	Retail music + instrs.	26	Outside	7,680
160 Boylston St.	Bartavian, Inc.		Antiques - Jewelry			5,000
162 Boylston St.	Alexandrova Sascha	Tenant				
	Bernard Weinstock, Inc.	Tenant	Photo Retouching			
	M. Steinert & Sons	Owner?	Retail Sales	30	Yes	44,00
	John Carney	Tenant	Commercial Artist	1	Yes	20
	Gustave Roubound	Tenant	Commercial Artist	1	Yes	20
	Preston Sandiford	Tenant	Teacher (Music)	1		40
	Clara Shear	Tenant	Voice Teacher	2	Yes	36
	Mayer Goldman	Tenant	Adv. Artist	1	Yes	50
	Gertrude Tingley	Tenant	Retail Music Furn.			40
	Reginald Boardman	Tenant	Voice			
Unable to Contact						
12 Carver St.	Herbie's Ramrod Room	Tenant	Club Restaurant	5		10,00
14 Carver St.	Houndstooth					
7 - Eliot St.	Econo-Car	Tenant	Car Rental	9		5,00
	Metropolitan Motors	Tenant	Auto Repairs	2		1,00
	System Auto Pkg., Inc.	Tenant	Parking Garage	9		5 floor
	Cowardly Lion	Tenant	Night Club (7-day lic.)	26	Yes	12,40
	Ace Recording Studios, Inc.	Tenant	Recording Studios	10 - 15	Yes	12,00
1 Boylston Place		Owner	Theatre			
3 Boylston Place	The Tavern Club	Owner				
4-5-6 Boylston Pl.	Gary Theatre					
131 Stuart St.	The Attic Lounge	Tenant	Meats			
103 Stuart St.	Carl Weitz					
105 Stuart St.	Helene Costume Co.					
109 Stuart St.	Boston House of Pizza	Tenant	Restaurant + Delic.			
111-113 Stuart St.	Living Room Lounge	Tenant				
115-119 Stuart St.	123 Lounge Bar	Tenant				
125 Stuart St.	Union Oyster House	Tenant				
143 Stuart St.	Saxon Theatre	Owner				
219 Tremont St.	Champagne Lounge	Tenant				
227 Tremont St.	Four Corners Lounge, Inc.					
235 Tremont St.	Books & Gift Shop	Tenant	Gift Shop			
225 Tremont St.						

ADDRESS	NAME OF BUSINESS	OWNER TENANT	LIFE OF BUSINESS	NO. OF EMPLOYEES	PLACE IN BOSTON	SQUARE FOOTAGE
176 Boylston St.	Biltmore Green Luggage	Tenant	Retail Luggage	3		1,000
2 Park Square	Liquor Store	Tenant	Liquors		Yes	2,000
	Adams & Abbott, Inc.	Tenant	Photo Reproductions	14	Yes	240
	Ben Black Studio	Tenant	Commercial Artist		Yes	240
	Joseph Patti Studio	Tenant	Art Studio		Yes	1,200
	Lawyer's Com. for Civil Rights	Tenant	Practice of Law	7	Yes	1,500
	Data Services	Tenant	Data Processing	16	Yes	250
	Jim Baldwin Graphics	Tenant	Graphic Designs	1	Yes	500
	George Kelley Assoc.	Tenant	Graphic Designs	1	Yes	575
	Modern Hair & Scalp Spec.	Tenant	Hair Treatments	1	Yes	210
	Alfred J. Philip	Tenant	Engrosser	1	Yes	2,800
	Klein, Kurlan, Barr & Ross	Tenant	Advertising Agency	8 - 10	Yes	3,500
	Mass. Law Reform Institute	Tenant	Nonprofit Corp.	22	Yes	100
	M. Hyde Dental Laboratory	Tenant	Dental Laboratory	1	Yes	100
	Harper Method Hairdress'g.	Tenant	Hairdressing	1		
	Yale Rachlin	Tenant	Artist			
Unable to contact	New Eng. Coloring Service	Tenant	Photographic Coloring	1	Yes	100
Unable to contact	City of Boston Cab Assoc.	Tenant				
Unable to contact	Robert Viano	Tenant				
Unable to contact	Martin Bloom	Tenant	Architect			
	John F. Markham	Tenant	Attorney			
	Bob O'Shaughnessy	Tenant	Photographer			
Unable to contact	Merrill A. Bent	Tenant	Illustrator	1		300
	Karl H. Becker	Tenant	Cert. Public Acct.			
	Edwin D. Abrams, Inc.	Tenant	Real Estate	3		
	Park Sq. Realty Trust	Owner	Real Estate			
	Eunice Viles	Tenant	Public Stenographer			
2 1/2 Park Sq.	Peretti Co. - tobacco	Tenant	Smoke Shop - tobacco	5		1,000
3 Park Sq.	White Tower	Tenant	Lunch Counter	2		800
4A Park Sq.	Jack's Smoke Shop	Tenant	Joke Shop	3		1,000
6 Park Sq.	Suffolk-Franklin Bank	Owner	Branch Bank	4	Yes	4,300
7-8 Park Sq.	Seamen's Friends Society	Owner N.P.				
10 Park Sq.	-Bus Terminal Restaurant	Tenant	Restaurant	25 - 30		1,500
	Trailways of New Eng., Inc.	Tenant	Bus Transp. Co.	150	Yes	
	Almeida Bus Lines	Sub-tenant				
	Boston Worcester Bus Line	Sub-tenant				
	Peter Pan Bus Co.	Sub-tenant				
	Trailway Travel Bureau	Sub-tenant				

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. OF EMPLOYEES	WILL LOCATE IN BOSTON	SQUARE FOOTAGE
2 Columbus Ave.	Eastern Gas Motor Mart Off.		Office			
4 Columbus Ave.	Ye English Tudor					
8 Columbus Ave.	Sullivan's Cafe					
10 Columbus Ave.	Pilgrim Car Wash, Inc.	Tenant	Car Wash	8	Yes	250
60 Eliot St.	Mark the Tailor	Tenant	Tailor Shop	1		
	Boston House of Pizza	(Refused to answer)	Pizza			
66 Eliot St.	Andrews Liquor Store	Tenant	Car Rental	9	Yes	1,000
68 Eliot St.	Hertz Corp.	Tenant	Unable to obtain inf.			
201 Stuart St.	Benihana of Tokyo Rest.	Tenant	Sales and Installation	7	Yes	5,000
241 Stuart St.	Bank Vault Serv. & Lock Co.	Tenant	Cigar Stand		Yes	50
	Motor Mart Cigar Stand	Tenant	Unable to obtain information			
Church St.	University Coffe Shop	Tenant	Graphic Reproductions	10	Yes	2,200
235 Stuart St.	Boston Photocopy					
	Donnelly Advertising Co.	Tenant	Signs			
Eliot St.	Sarni Cleaners		Dry cleaning-retail	6	Yes	3,000
52 Eliot St.						
155 Stuart St.	Low -cost Car Rental	Tenant				
	Gas Station (ARCO)					
	Bachelors III	Tenant	Restaurant + Lounge	35		2,000
31 Providence St.	Arangio Barber Shop	Tenant	Barber Shop	1	Yes	100
37 Providence St.	Theo & Sons + Bostonian Shoe	Tenant	Retail and Repair (Shoes)	1	Yes	874
73 Providence St.	Parker Shannon Co., Inc.	Tenant	Bottled Liquor	2 - 4	Yes	790
77 Providence St.	Gatsby's Restaurant	Tenant	Restaurant			810
79 Providence St.						
20 Columbus Ave.	Mobile Media, Inc.					
16 Columbus Ave.	United Nations Association					

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. OF EMPLOYEES	WILL RELOCATE IN BOSTON	SQUARE FOOTAGE
246 Boylston St.	Morgan Memorial	Tenant N.P.	Antique Boutique	6		2,400
250 Boylston St.	Henry Frost Assoc.	Tenant	Architectural Firm	4	Yes	1,000
	Careful Cleaning	Tenant	Storage			
	Noonan Advertising, Inc.	Tenant	Advertising Agency	3 - 4	Yes	800
	Henry Harding Menzies AIA	Tenant	Architect			
	B.W. Baird + M.M. Baird	Tenant	Real Estate Investment	2	Yes	350
	Hoyle, Doran & Berry	Tenant	Architectural Firm	40	Yes	7,000
	H. Murray	Tenant	Monuments			100
	Evans Monuments	Tenant	Monuments			100
	R. M. Bradley & Co., Inc.	Tenant	Real Estate Management	60	Yes	9,790
	Transp. Consultants Intern.	Tenant	Travel Business	5	Yes	1,000
	Boston National Corp.	Tenant	Real Estate			
	Storer, Damon & Lund	Tenant	Insurance			
	Hawaiian Air Lines	Tenant				
	Norma Boutique	Tenant	Retail			300
250A Boylston St.	Whitney-Atwood-Norcross Assoc.	Tenant	Architectural Firm	8	Yes	1,800
256 Boylston St.	Women's Edu. & Indus. Union	Owner N.P.	Retail + Social	62	Yes	32,000
264 Boylston St.	McDonald's		Cafeteria	14		2,500
272 Boylston St.	Leeds, Inc.	Tenant	Retail Women's Clothes	80		15,000
280 Boylston St.	Clause Gellotte, Inc.	Tenant	Camera Store	12	Yes	3,000
284 Boylston St.	The Seventh Inn	Tenant	Organic Food Restaurant			7,500
288 Boylston St.	Mass. Rehabilitation	Tenant N.P.	Office			10,924
296 Boylston St.	Walker's Riding Apparel	Tenant	Riding Apparel	7 - 9		1,272
292 Boylston St.	Achorn Stationery Shop	Tenant	Cards + Gifts	3	Yes	790
298 Boylston St.	O. J. Piehler - Furs	Tenant	Retail-Storage-Tailor	3	Yes	1,170
300 Boylston St.	Stern-French, Advertising Studio	Tenant	Advertising Agency	8		4,632
	John Robert Powers School	Tenant	5 Commercial Artists			711
	Robie Enterprises	Tenant	Finishing School	15		3,000
	National Lease-All Corp.	Tenant	Real Estate Management	9		1,798
304 Boylston St.	Robie Adv. Management Corp.		Robie Enterprise			
	Robie Secretarial School		Robie Enterprise			
	R.S.R. Realty Co., Inc.		Robie Enterprise			
	Boston Storage Warehouse Co.		Robie Enterprise			
	Mass. Rehabilitation	Tenant N.P.		20		7,708

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. OF EMPLOYEES	WILL LOCATE IN BOSTON	SQUARE FOOTAGE
308 Boylston St.	Academy Film Distributors	Tenant	Film Distribution	4	Yes	1,500
	Holt Assoc., Inc.	Tenant	Writer-Consult-Lecturer	6	Yes	1,750
	Ernest C. Jacoby Co., Inc.	Tenant	Manufacturer's Rep.	5	Yes	750
	Advance Marketing & Adv.	Tenant	Marketing + Advertising	5 - 6		1,000
	Garber, Garber + Garber	Tenant	Attorneys	4		2,000
	Sperber Assoc., Inc.	Tenant	Public Relations	7	Outside	1,000
	Esquire Theatres of Amer.	Tenant	Film Distribution	4	Yes	300
308-310 Boylston St.	Martini Carl, Inc.	Tenant	Men's Clothing	25	Yes	5,000
54 Park Square	Playboy Club of Boston					
60 Park Square	Avis Rent-A-Car		Car Rental	20		9,000
3 Providence St.	Teddy Bear Lounge	Tenant	Night Club	20		4,000
5 Providence St.	Park Sq. New York Deli	Tenant	Delicatessen	12	Yes	800
9 Providence St.	Park Sq. Pub, Inc.	Tenant	Cafe			
200 Boylston St.	Meyer Bros. Auto Park					
228 Boylston St.	Boston Gas Co.	Tenant	Office and Sales	3		800
230 Boylston St.	The Paul Revere Printers					
	George Kalofiatas	Tenant	Printers			
	Rich T. LaRoche	Tenant	Commercial Artist			
	Joseph P. Durkin	Tenant	Commercial Artist			
	Ad East Enterprises, Inc.	Tenant	Trade Paper			
	Louis A. Ackerman	Tenant	Commercial Artist			
	Bene-Frost Assoc., Inc.	Tenant	Design Engineers			
	Stanley R. Swanson	Tenant				
	Boston Society of Civil Enrs.	Tenant				
	AAACon Auto Transp. Inc.	Tenant	Auto Transport Co.	3	Yes	750
	American Industrial Dvlpmnt.	Tenant	Org. of Professionals	8	Outside	1,700
	Astra Enterprises	Tenant	Talent Agency	1	Yes	400
	Boston News, Inc.	Tenant	Publishing	2	Yes	700
	Arthur Choo Assoc.	Tenant	Engineering Consultant	7	Yes	900
	Andrew Christo	Tenant	Engineers	9	Yes	1,800
	Consult. Engr. Council of N.E.	Tenant	Professionals Assoc.	1		1,000
	D B & B	Tenant	Advertising	8	Yes	3,000
	D. Herbert Dye	Tenant	Commercial Artist	2		600
	J. H. Gould & Sons	Tenant	Violin Dealer	1	Yes	1,000

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. OF EMPLOYEES	WILL RELOCATE IN BOSTON	SQUARE FOOTAGE
230 Boylston St.	Graphic Design for Adv.	Tenant	Advertising Artist	1	Yes	60
	Haughey Art Studio	Tenant	Commercial Artist	1	Yes	30
	Philip B. Herr & Assoc.	Tenant	Planning Consultant	5	Outside	1,500
	I S D, Inc.	Tenant	Interior Design	6	Yes	97
	Italian-Amer.Charitable Soc.	Tenant N.P.	Charitable Org.	1	Yes	30
	Kenneth Kimball	Tenant	Advertising Artist	1	Yes	28
	Langone Monogram Studio	Tenant	Monogram Stitcher	2	Yes	60
	Martucci Studio	Tenant	Advert. Art Studio	4	Yes	1,500
	Mitsy	Tenant	Seamstress	1		30
	Alfred Moraski	Tenant	Commercial Artist	1	Yes	10
	Motor Carriers Inc. Agency	Tenant	Insurance Agency	11	Yes	2,400
	A. W. Nickas	Tenant	Commercial Artist	1	Yes	10
	J. Rudolph Nobile	Tenant	Attorney	1		60
	Richard Noyes	Tenant	Artist	1	Yes	30
	J. Porzio	Tenant	Commercial Artist	1	Yes	10
	Rudolph Schonberg	Tenant	Furrier	1 - 3	Yes	1,800
	Barbara Crowley	Tenant	Commercial Artist	1	Yes	10
	Stacy Advertising Art	Tenant	Commercial Artist	1	Yes	10
	J. D. Stefano	Tenant	Architect	1	Yes	28
	Unempl.Comp.Advisory Corp.	Tenant	Management Consultants	15	Outside	2,000
	Daniel Ranney	Tenant	Christian Science Prac.	1	Yes	30
236 Boylston St.	John Gilbert Co.	Tenant	Liquor Store	6	Yes	2,000
238 Boylston St.	Card Carosel	Tenant	Card Shop	1	Yes	60
240 Boylston St.	Mouse Trap Cabaret	Tenant			Yes	5,000

ESTIMATE OF RELOCATION COSTS  
AND SETTLEMENT COSTS

ALLOCATION PERIOD: 60 months

From 1973 to 1978  
mo./yr. mo./yr.

LOCALITY

Boston, Massachusetts

LOCAL AGENCY

Boston Redevelopment Authority

PROJECT NAME AND NUMBER

Park Plaza

## A. PAYMENTS TO FAMILIES AND INDIVIDUALS

Type of Payment	Families		Individuals		Jt. Hshld.		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses		\$		\$		\$		
2. Fixed Payment and Dislocation Allowance	4	1440	13	4685	9	3695	26	9820
3. Total	4	1440	13	4685	9	3695	26	9820
<u>Replacement Housing Payments</u>								
<u>Homeowners</u>								Total
4. Differential Payment								
5. Interest Payment					1	13,000	1	13,000
6. Incidental Expense Payment					1	13,000	1	13,000
7. Total					1	15,000	1	15,000
<u>Tenants and Certain Others</u>								
8. Rental Assistance	2	8000	13	52,000	8	32,000	23	92,000
9. Downpayment Assistance	2	8000					2	8,000
10. Total	4	16,000	13	52,000	8	32,000	25	100,000
11. Total (Sum of Lines 3, 7, and 10)	4	17,440	13	56,685	9	50,695	26	124,820

## B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS

Type of Payment	Businesses		Nonprofit Orgs.		Total	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses	153	2,112,000	13	250,000	153	2,362,000
2. Actual Loss of Property	45	788,000			45	788,000
3. Searching Expenses	165	55,000	13	5,000	178	60,000
4. Total		2,955,000		255,000		3,210,000
5. Payments in Lieu of Moving and Related Expenses	29	290,000			29	290,000
6. Total (Sum of Lines 4 and 5)		3,245,000		255,000		3,500,000

C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6) \$ 3,624,820

D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project. \$ 206,384

E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments", but are acquisition costs subject to funding arrangements under P. L. 91-646.) \$